

Region 1— Logan, Morgan, Phillips, Sedgwick, Washington and Yuma Counties

Northeastern Colorado Council of Governments
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Larry Worth, Director

Economic Highlights

- The economy in this Northeast part of the state is driven by agriculture, particularly livestock, corn and wheat production, and food processing. Agribusiness in Morgan County accounts for nearly half (46%) of all income into the county. Agribusiness includes agricultural production (36% of agribusiness), inputs (8%), and processing (56%). Logan County has traditionally been a farming and ranching community. While agribusiness continues to be the backbone of the local economy. The County's largest single employer is now the Sterling Correction Facility
- 2003 per capita personal income ranged from \$23,319, 67% of the State's average and 74% of the national average, in Morgan County to \$26,707 in Yuma. The state average was \$34,561. However, due to the lower costs in the county, especially housing—the largest single expense in a household's budget.



Population Highlights

Between 2000 and 2004 the **population** growth for this region was much lower than Colorado's growth. Colorado grew by an annual average of 1.6% while many of these counties increased by only half of that. Logan County grew the most by about 6.4% while Sedgwick and Washington counties experienced little or no growth.

FINAL COLORADO POPULATION ESTIMATES BY COUNTY, 2000 - 2004

COUNTIES	USCB Count	SDO Est.	SDO Est.	SDO Est.	SDO Est.	Change 2000 - 2004	
	April, 2000	July, 2001	July, 2002	July, 2003	July, 2004	Number	Percent
COLORADO	4,301,261	4,446,928	4,521,824	4,586,761	4,653,023	351,762	8.2%
Region 1	69,669	71,574	72,025	72,572	72,401	2,732	3.9%
Logan	20,504	21,920	21,917	21,915	21,821	1,317	6.4%
Morgan	27,171	27,623	27,854	28,244	28,357	1,186	4.4%
Phillips	4,480	4,511	4,529	4,548	4,622	142	3.2%
Sedgwick	2,747	2,722	2,743	2,755	2,687	-60	-2.2%
Washington	4,926	4,898	5,071	5,092	4,954	28	0.6%
Yuma	9,841	9,900	9,911	10,018	9,960	119	1.2%

Source: Colorado Demography Office, October, 2005

- Although the region is primarily White (87.7%), their share of the population dropped slightly in every county and the state from 1990 to 2000. The **ethnic** breakdown in these counties realized very small changes in their Black, American Indian, and Asian populations during this period. However, the Hispanic population doubled in the region and in almost every county. Morgan County saw the largest absolute increase of over 4,000 people. The people who moved into this region over the last decade were much more likely to be Latino, male and of working age than the lifelong residents. The growth in the Hispanic population in percentage and share terms is higher in this region than for the state.

Region 1 — Logan, Morgan, Phillips, Sedgwick, Washington and Yuma Counties

Population Highlights cont'd

- In 2000, the median **age** of this region was 36.2 years, whereas the state's median age was 34.3. Population who are over 65 increased by over 88 thousand in the state and just over 550 in this northeast part of the state. The share of the population who are over 65 actually decreased since 1990 reflecting the drop in births during the Great Depression (1930s) and the in-migration of younger residents during the 1990s. However, the population over 65 is still above the State and U.S. averages (15% vs. 9.7% and 12.4 respectively) and reaches a high of 22% in Sedgwick. The population over 65 is expected to increase 250% by 2030 when the end of the "Baby Boomers" reach 65.
- A new statistic available from this Census is that of **grandparents** as caregivers. Fifty-one percent of grandparents living with their grandchildren were the primary caregivers in that household.
- The share of family **households** is higher in this region than the state (70% vs. 65%) but that percentage also decreased in most counties from 1990 to 2000. Married families with children under the age of 18 in this region are a smaller share of families compared to Colorado and have also decreased over time. Married families without children are a larger share compared to families with children in every county and this relationship is contrary to that of Colorado. This could reflect the average older age in this region. Single parents comprise a small share of the family types and are a smaller share in this region compared to the state. Yet, as a family type, single fathers in particular have been growing faster than other family types. On average for the region, single mothers increased by about 20% and single fathers by about 80% however these percentages range quite a bit among these six counties.
- Almost 15 percent of the population 5 years old and over speak a **language** other than English at home. Ninety-one percent of these persons speak Spanish, followed by German, Italian and French.
- The **ancestry** of residents was similar to that of the State as a whole. The top five ancestries cited were: German, Other, Irish, English and almost 9% of the population claimed United States or American as their ancestry.
- The proportion of **'transplants'** to the region is slightly lower than the state average. Forty percent of residents were born outside Colorado compared to 59% for the state as a whole. Of those born outside Colorado, 18% percent were born in the Midwest; 5% in the South; 7% in the West; 9% were foreign born.



Population Forecasts

POPULATION ESTIMATES & FORECASTS BY REGION AND COUNTY 2000 - 2030

Region/Counties	CDO Est. July 2000	CDO Proj July 2005	CDO Proj July 2010	CDO Proj July 2015	CDO Proj July 2030	Average Annual % Change			
						00-05	05-10	10-15	25-30
COLORADO	4,338,808	4,721,153	5,196,454	5,705,643	7,325,806	1.7%	1.9%	1.9%	1.5%
REGION 1	70,124	73,397	79,580	86,626	107,388	0.9%	1.6%	1.7%	1.2%
Logan	20,862	22,099	24,093	26,593	33,147	1.2%	1.7%	2.0%	1.1%
Morgan	27,261	28,879	32,351	36,139	48,564	1.2%	2.3%	2.2%	1.8%
Phillips	4,486	4,681	4,814	4,951	5,282	0.9%	0.6%	0.6%	0.2%
Sedgwick	2,742	2,704	2,812	2,928	3,214	-0.3%	0.8%	0.8%	0.5%
Washington	4,920	4,999	5,070	5,148	5,331	0.3%	0.3%	0.3%	0.2%
Yuma	9,853	10,035	10,440	10,867	11,850	0.4%	0.8%	0.7%	0.5%

Source: State Demography Office, November 2005

Region 1 — Logan, Morgan, Phillips, Sedgwick, Washington and Yuma Counties

Age

Region 1

	2000		2005		Change	
	Number	Percent	Number	Percent	Number	Percent
Total Population	70,139	100.0	74,090	100.0	3,951	5.6%
Under 5 years	5,041	7.2%	5,442	7.3%	401	8.0%
5 to 19 Years	16,439	23.4%	16,274	22.0%	-165	-1.0%
20 to 39 Years	17,597	25.1%	18,460	24.9%	863	4.9%
40 to 59 Years	17,591	25.1%	20,562	27.8%	2,971	16.9%
60 to 64 Years	2,942	4.2%	3,160	4.3%	218	7.4%
65 to 74 Years	5,266	7.5%	5,098	6.9%	-168	-3.2%
75 Years or Older	5,263	7.5%	5,094	6.9%	-169	-3.2%

Source: State Demography Office

Due to the rounding effect of age cohorts, total's may differ from totals listed elsewhere

Education

Twenty-nine percent (29%) of the region's residents 25 years older and over graduated from high school. This is a decrease of 7% from the 1990 Census. Residents with at least a bachelor's degree almost doubled from 8% to 15%. This is less than half the state average of 33%. Five percent (5%) of residents obtained a graduate or professional degree.

Area	1990					2000				
	Population 25 and over	Percent				Population 25 and over	Percent			
		High school graduate or more	Some college or more	Bachelor's degree or more	Advanced degree		High school graduate or more	Some college or more	Bachelor's degree or more	Advanced degree
Colorado	38,802	84.4%	57.9%	27.0%	9.0%	2,776,632	86.9%	63.7%	32.7%	11.1%
Logan County	11,385	35.5%	20.2%	9.9%	4.3%	13,074	29.2%	50.3%	14.6%	5.3%
Morgan County	13,588	32.5%	16.8%	8.2%	3.5%	16,661	26.9%	40.4%	13.5%	4.5%
Phillips County	2,861	40.0%	16.1%	9.6%	4.5%	2,999	39.8%	49.4%	19.9%	5.9%
Sedgwick County	1,903	37.3%	17.4%	6.6%	2.0%	1,938	26.8%	43.8%	13.4%	3.8%
Washington County	3,210	38.1%	17.4%	9.8%	2.1%	3,314	28.6%	48.1%	14.3%	3.6%
Yuma County	5,855	41.2%	16.9%	10.5%	2.9%	6,340	31.1%	45.7%	15.5%	4.0%
Region 1	38,802	36.0%	17.8%	9.2%	3.5%	44,326	29.2%	23.0%	14.6%	4.7%

Housing & Households

Estimates of Population and Households for Colorado Counties and Municipalities
2004



Area	Total Population	Group Qtr. Population	Household Population	Persons Per Household	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Vacancy Rate
Region 1	72,401	3,445	68,956	2.60	29,701	26,557	3,144	10.59
Logan	21,821	2,446	19,375	2.46	8,683	7,892	791	9.11
Morgan	28,357	484	27,873	2.81	10,890	9,930	960	8.82
Phillips	4,622	89	4,533	2.47	2,054	1,838	216	10.52
Sedgwick	2,687	57	2,630	2.33	1,375	1,129	246	17.89
Washington	4,954	222	4,732	2.46	2,359	1,926	433	18.36
Yuma	9,960	147	9,813	2.55	4,340	3,842	498	11.47

Region 2— Larimer & Weld Counties

North Front Range Transportation & Air Quality Planning Council
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Cliff Davidson, Director

Economic Highlights

Manufacturing is the dominant economic sector in Larimer county, supplying about 30% of basic jobs. Manufacturers in the County are as diverse as Anheuser-Busch (beverages), Hewlett-Packard (electronics) and Woodward Governor (engines). Colorado State University is the County's largest single employer, with over 6,000 staff and faculty in 1999. While tourism accounts for less than 20% of the County's basic jobs, almost all the employment in Estes Park is tourism-related.

- Weld County's economy is primarily based on agribusiness. The County accounted for over one quarter of gross receipts of all farms in Colorado. Professional services and high tech manufacturing are also important contributors to the local economy.
- 2003 per capita personal income in Weld County was \$24,279, 80% of the State's average and 77% of the national average. Weld County's per capita income ranked 46th in the State. The per capita income in Larimer was much higher at \$32,037, however was 7% lower than the Colorado average of \$34,561.



Population Highlights

- Between 1990 and 2000 the population increased in Larimer and Weld counties by 35% and 37% respectively, higher than Colorado's growth rate. Larimer and Weld counties are predominantly White yet their share of total population dropped, similar to Colorado. Larimer and Weld also realized significant growth in percentage terms in their Black, American Indian, and Asian populations—all increasing by about 50%, though, their share of the total population is still relatively small. The Hispanic population practically doubled for both Larimer (70%) and Weld (77%) counties.
- Fort Collins is now the fifth most populous city in the State and Greeley is ranked 12th.
- Of the top ten municipalities in the State that grew the most between 2000 and 2004, seven are in Weld County: Firestone, Severance, Frederick, Milliken, Evans, Erie (part) and Lochbuie. However, the growth of the County ranked second in the rate of increase.
- Weld county has 31 incorporated places, more than any other county in the State. Most of these municipalities began as farming communities and were incorporated before 1910.
- Region 2 has a sizable group quarter population because both Larimer and Weld counties are home to four-year universities. Colorado State University is in Larimer County and University of Northern Colorado is in Weld County.



FINAL COLORADO POPULATION ESTIMATES BY COUNTY, 2000 - 2004

COUNTIES	USCB Count April, 2000	SDO Est. July, 2001	SDO Est. July, 2002	SDO Est. July, 2003	SDO Est. July, 2004	Change 2000 - 2004 Number	Percent
COLORADO	4,301,261	4,446,928	4,521,824	4,586,761	4,653,023	351,762	8.2%
Region 2	432,430	453,797	464,604	475,138	486,919	54,489	12.6%
Larimer	251,494	260,221	263,900	265,489	269,138	17,644	7.0%
Weld	180,936	193,576	200,704	209,649	217,781	36,845	20.4%

Region 2— Larimer & Weld Counties

Population Highlights cont'd

Population Forecasts

PRELIMINARY POPULATION FORECASTS BY REGION, 2000 - 2030

Region/Counties	CDS Est. July, 2000	CDS Proj. July, 2005	CDS Proj. July, 2010	CDS Proj. July, 2015	CDS Proj. July, 2030	Average Annual % Change			
						00-05	05-10	10-15	25-30
COLORADO	4,338,808	4,721,153	5,196,454	5,705,643	7,325,806	1.7%	1.9%	1.9%	1.5%
Region 2	436,694	495,007	555,444	634,169	917,800	2.5%	2.3%	2.7%	2.4%
Larimer County	253,137	271,598	296,222	330,576	438,945	1.4%	1.8%	2.2%	1.7%
Weld County	183,557	223,409	259,222	303,593	478,855	4.0%	3.0%	3.2%	3.0%

Source: State Demography Office, November 2005

Age

Region 2

	2000		2005		Change	
	Number	Percent	Number	Percent	Number	Percent
Total Population	436,691		490,252		53,561	12%
Under 5 years	29,515	7%	34,954	7%	5,439	18%
5 to 19 Years	100,401	23%	106,997	22%	6,596	7%
20 to 39 Years	138,110	32%	150,393	31%	12,283	9%
40 to 59 Years	114,100	26%	133,219	27%	19,119	17%
60 to 64 Years	13,953	3%	18,874	4%	4,921	35%
65 to 74 Years	21,722	5%	24,859	5%	3,137	14%
75 Years or Older	18,890	4%	20,956	4%	2,066	11%

Source: State Demography Office,

*Due to the rounding effect of age cohorts, total's may differ from totals listed elsewhere*Education

The highest level of educational attainment for twenty-four percent (24%) of the regions residents 25 years older was high school. Residents with at least a bachelor's degree increased from 27% to 32%. This matches the state as a whole. Eleven percent (11%) of residents obtained a graduate or professional degree.

Area	1990					2000				
	Population 25 and over	Percent				Population 25 and over	Percent			
		High school graduate or more	Some college or more	Bachelor's degree or more	Advanced degree		High school graduate or more	Some college or more	Bachelor's degree or more	Advanced degree
Colorado	2,107,072	84.4%	57.9%	27.0%	9.0%	2,776,632	86.9%	63.7%	32.7%	11.1%
Region 2	190,768	84.4%	57.9%	27.0%	9.0%	262,671	87.2%	24.1%	32.3%	11.4%
Larimer County	112,991	88.6%	62.9%	32.3%	12.1%	156,426	92.3%	71.0%	39.5%	14.4%
Weld County	77,777	74.9%	45.7%	18.4%	6.4%	106,245	79.6%	52.8%	21.6%	7.1%

Source: U.S. Census Bureau, Census 2000 Summary File 3; 1990 Census of Population

Region 2— Larimer & Weld Counties

Housing & Households

Estimates of Population and Households for Colorado Counties and Municipalities

2004



Area	Total Population	Group Qtr. Population	Household Population	Persons Per Household	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Vacancy Rate
Region 2	486,919	12,116	474,803	2.63	201,191	180,295	20,896	10.39
Larimer	269,138	7,120	262,018	2.52	119,569	104,126	15,443	12.92
Weld	217,781	4,996	212,785	2.79	81,622	76,169	5,453	6.68

Region 3— Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Gilpin & Jefferson Counties

Denver Regional Council of Governments
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Denver, CO 80246-1531
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Jennifer Schaufele, Executive Director

Economic Highlights

- Denver's economy is based largely on professional services; telecom, software, engineering and other high tech services; transportation, particularly air travel; and Federal and State government. The County's traditional oil, gas and manufacturing sectors are less prominent, but are still contributing significantly to the local economy.
- Douglas County's leading source of employment is retail and wholesale trade. Professional services and income earned by residents who commute outside the County to work are major sources of basic income.
- Jefferson County has a diverse economy based on manufacturing, government employment, commuters and mining support services. Leading employers include Coors, Lockheed Martin, the US Government and Exempla Healthcare.
- Since 1991, Gilpin County's economy has been almost completely dependent on tourism (more than any county in the state) generated through limited stakes gaming. During the previous hundred years, gold mining was the dominant activity. Historically, Clear Creek County has been a center for gold, silver and molybdenum mining. While these activities still contribute to the local economy, more of the County's basic income is now derived from tourists and residents who commute to jobs in metro Denver.
- Boulder County's economy is based on high tech and other professional services; government employment, including the University of Colorado and NOAA; food processing and other agribusiness.
- Arapahoe County is home to all or part of several large business parks that cater to financial, telecom and insurance companies.
- Adams County's economy is largely based on construction, retail trade, government, transportation and income earned by residents who commute outside the county.
- In November 2001 voters agreed to create the City and County of Broomfield. Its economy is largely based on manufacturing and services.



FINAL COLORADO POPULATION ESTIMATES BY COUNTY, 2000 - 2004

COUNTIES	USCB Count	SDO Est.	SDO Est.	SDO Est.	SDO Est.	Change 2000 - 2004	
	April, 2000	July, 2001	July, 2002	July, 2003	July, 2004	Number	Percent
COLORADO	4,301,261	4,446,928	4,521,824	4,586,761	4,653,023	351,762	8.2%
Region 3	2,414,649	2,491,504	2,533,860	2,568,770	2,606,853	192,204	8.0%
Adams	363,857	361,262	375,380	385,262	394,257	30,400	8.4%
Arapahoe	487,967	503,833	513,932	520,501	527,752	39,785	8.2%
Boulder	291,288	280,965	282,918	283,616	284,996	-6,292	-2.2%
Broomfield		40,621	41,948	43,484	44,634		
Clear Creek	9,322	9,485	9,528	9,649	9,509	187	2.0%
Denver	554,636	560,365	560,882	566,173	568,913	14,277	2.6%
Douglas	175,766	200,385	213,526	225,694	239,166	63,400	36.1%
Gilpin	4,757	4,845	4,899	4,912	4,903	146	3.1%
Jefferson	527,056	529,743	530,847	529,479	532,723	5,667	1.1%

Source: Colorado Demography Office, October, 2005

Region 3— Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Gilpin & Jefferson Counties

Population Highlights

- All of the counties in this region grew between 20% and 30% during the 1990s except Gilpin and Douglas, which grew by 55% and 200% respectively. Although the population in this area has been predominately White, the Black, American Indian, and Asian populations in most counties increased at a faster rate than the White population. The Hispanic population in this region increased by over 200,000 nearly doubling.
- Jefferson County is the second most populous county in the State, after Denver, which is the second smallest in area after Broomfield. Douglas County grew faster than any other county in the United States between 1990 and 2000. The towns of Superior and Erie in Boulder County each grew explosively during the last decade. Superior increased from 255 to 9,008 and Erie increased from 14 to 4,282. In 1880, Clear Creek County had 7,823 residents then dropped to under 3,000 people in 1960. A renewed interest in gold mining sparked a resurgence of economic activity from the late 1960s until the mid 1980s. Population growth ever since has been concentrated near the Jefferson County line, an area attractive to commuters to the Metro area.
- Commuting is a way of life in this region. About half of Jefferson's resident work force commutes to jobs outside the County. Half the inter-county commuters are employed in Denver. There are more jobs than people in Gilpin County and residents make up less than a quarter of local employees, despite having one of the highest labor force participation rates in the State. About 40% of the Gilpin work force commutes in from Jefferson County. Just 31% of Douglas County's resident workers are employed within the County. The majority of residents commute to jobs in metro Denver. Although Douglas is situated between metro Denver and metro Colorado Springs, there is relatively little commuting between Douglas County and the Colorado Springs area. Just 1.4% of Douglas workers are employed in El Paso.
- Just over half (52.5%) the housing units in Denver are owner-occupied. Only San Miguel County has a lower proportion of homeowners.



Population Forecasts

PRELIMINARY POPULATION FORECASTS BY REGION, 2000 - 2030

Region/Counties	CDS Est. July, 2000	CDS Proj. July, 2005	CDS Proj. July, 2010	CDS Proj. July, 2015	CDS Proj. July, 2030	Average Annual % Change			
						00-05	05-10	10-15	25-30
COLORADO	4,338,808	4,721,153	5,196,454	5,705,643	7,325,806	1.7%	1.9%	1.9%	1.5%
Region 3	2,432,471	2,640,403	2,851,102	3,071,631	3,778,394	1.7%	1.5%	1.5%	1.3%
Adams	366,658	402,317	452,884	505,523	669,061	1.9%	2.4%	2.2%	1.7%
Arapahoe	491,143	533,284	563,428	593,651	754,383	1.7%	1.1%	1.1%	1.6%
Boulder	296,022	289,953	311,326	330,420	380,641	-0.4%	1.4%	1.2%	0.7%
Broomfield		44,529	48,540	52,559	64,170		1.7%	1.6%	1.1%
Clear Creek	9,391	9,619	10,529	11,646	14,855	0.5%	1.8%	2.0%	1.4%
Denver	555,782	571,980	591,137	614,497	719,506	0.6%	0.7%	0.8%	1.1%
Douglas	180,690	245,229	296,570	351,978	474,863	6.3%	3.9%	3.5%	1.5%
Gilpin	4,775	4,927	5,382	5,907	7,521	0.6%	1.8%	1.9%	1.4%
Jefferson	528,010	538,565	571,307	605,450	693,395	0.4%	1.2%	1.2%	0.7%

Age

Region 3

	2000		2005		Change	
	Number	Percent	Number	Percent	Number	Percent
Total Population	2,433,215		2,626,818	100.0	193,603	8%
Under 5 years	171,582	7%	201,554	8%	29,972	17%
5 to 19 Years	512,271	21%	547,286	21%	35,015	7%
20 to 39 Years	782,460	32%	765,294	29%	-17,166	-2%
40 to 59 Years	674,031	28%	771,299	29%	97,268	14%
60 to 64 Years	77,007	3%	104,789	4%	27,782	36%
65 to 74 Years	116,740	5%	129,462	5%	12,722	11%
75 Years or Older	99,124	4%	107,134	4%	8,010	8%

Source: State Demography Office

Due to the rounding effect of age cohorts, total's may differ from totals listed elsewhere

Region 3— Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Gilpin & Jefferson Counties

Education

Colorado led the nation in the 2000 Census in the proportion of adult residents with at least some college education. Boulder County leads the State in education attainment with over half (52.4%) of the adult population with at least a Bachelor's degree.

Area	1990					2000				
	Population 25 and over	Percent				Population 25 and over	Percent			
		High school graduate or more	Some college or more	Bachelor's degree or more	Advanced degree		High school graduate or more	Some college or more	Bachelor's degree or more	Advanced degree
Colorado	2,107,072	84.4%	57.9%	27.0%	9.0%	2,776,632	86.9%	63.7%	32.7%	11.1%
Region 3	1,209,082	86.2%	61.6%	30.5%	10.1%	1,574,476	66.0%	66.0%	36.4%	12.4%
Adams County	162,662	78.8%	43.8%	13.0%	3.6%	223,094	78.8%	48.1%	17.4%	4.8%
Arapahoe County	251,916	91.5%	69.7%	35.2%	10.7%	316,560	90.7%	70.1%	37.0%	12.0%
Boulder County	141,125	91.3%	71.2%	42.1%	16.4%	186,126	92.8%	77.7%	52.4%	21.2%
Clear Creek County	5,250	91.8%	65.5%	31.2%	9.9%	6,702	93.4%	71.9%	38.8%	14.2%
Denver County	321,186	79.2%	55.6%	29.0%	10.6%	374,478	78.9%	58.9%	34.5%	12.4%
Douglas County	38,338	94.8%	75.1%	40.7%	11.8%	112,436	97.0%	83.8%	51.9%	15.3%
Gilpin County	2,214	93.0%	65.3%	29.5%	10.7%	3,501	94.1%	68.5%	31.2%	10.2%
Jefferson County	286,391	89.8%	64.6%	30.7%	9.5%	351,579	91.8%	69.2%	36.5%	12.1%

Source: U.S. Census Bureau, Census 2000 Summary File 3; 1990 Census of Population

Housing & Households

Estimates of Population and Households for Colorado Counties and Municipalities

2004



Area	Total Population	Group Qtr. Population	Household Population	Persons Per Household	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Vacancy Rate
Colorado	4,653,023	110,203	4,542,820	2.54	2,028,564	1,786,882	241,682	11.91
Adams	394,257	3,639	390,618	2.81	150,494	138,795	11,699	7.77
Arapahoe	527,752	5,683	522,069	2.53	219,484	206,073	13,411	6.11
Boulder	284,996	10,270	274,726	2.46	122,055	111,850	10,205	8.37
Broomfield	44,634	169	44,465	2.77	17,345	16,076	1,269	7.32
Clear Creek	9,509	51	9,458	2.31	5,378	4,096	1,282	23.84
Denver	568,913	13,333	555,580	2.27	267,204	245,267	21,937	8.21
Douglas	239,166	497	238,669	2.87	88,512	83,036	5,476	6.14
Jefferson	532,723	8,172	524,551	2.52	222,849	207,816	15,033	6.69

Region 4 — El Paso, Park & Teller Counties

Pikes Peak Area Council of Governments

15 S. 7th Street
Colorado Springs, CO 80905
719-471-7080

Rob MacDonald, Director

Economic Highlights

- The defense industry and related offshoots has long been the mainstay of El Paso County's economy. The Air Force Academy, Shriver and Peterson Air Force Bases, NORAD and Ft. Carson (Army) generate a substantial amount of direct and indirect employment. In addition, the presence of the military has attracted numerous defense contractors, and helped encourage the growth of software, engineering and semiconductor firms.
- Teller County's economy rests on tourism and commuters. The tourist activity centers around gaming in Cripple Creek, people stopping in transit between the mountains and Colorado Springs, and recreational visitors to the County's trails.
- The major sector of Park County's economy is spending from workers who commute to other counties for jobs. Just over 1/3 of Park County's resident work force are employed in the County. The other two thirds have jobs in one of twenty other Colorado counties. The majority of Park County commuters head to Jefferson or Denver County or to Summit County.
- The median value of owner-occupied housing units in the 2000 Census range from 3% above the state median value of \$166,600 in Park and Teller counties to El Paso at \$147,100, 12% below the state median value. Median gross rents in Park and Teller are 20% and 15% above the state average at \$806 and \$767 respectively per month. El Paso's median gross rent is 2% below Colorado's median rent.
- 2003 per capita personal income were very similar among the three counties in this region ranging from 80% to 89% of the state average of \$34,561. El Paso's \$30,811, Teller's \$28,858 and Park \$27,424 are ranked 16th, 18th, and 19th in per capita income in the state respectively.



Population Highlights

- Counties in this region grew very fast during the 1990s. Park more than doubled its population making it the second fastest growing county in Colorado and 5th fastest in the U.S. El Paso County and Colorado each grew by about 30% between 1990 and 2000. El Paso added 119,915 people over the decade, more than any other county in the State. Nearly all the growth of the past decade has been in Park County's unincorporated areas. Paradoxically, the towns of Alma and Fairplay still have smaller populations than they did during their mining heydays of the 1940s. Teller grew by about 65%. Following the 2000 Census, Teller County was included in the Colorado Springs MSA. The Hispanic population did not grow as fast in this region as it did for the state (about half the rate). The growth in the Black, American Indian, and Asian populations were similar to growth rates in the state.

FINAL COLORADO POPULATION ESTIMATES BY COUNTY, 2000 - 2004

COUNTIES	USCB Count April, 2000	SDO Est. July, 2001	SDO Est. July, 2002	SDO Est. July, 2003	SDO Est. July, 2004	Change 2000 - 2004 Number	Percent
COLORADO	4,301,261	4,446,928	4,521,824	4,586,761	4,653,023	351,762	8.2%
Region 4	552,007	570,688	578,795	585,842	593,072	41,065	7.4%
El Paso	516,929	533,534	541,069	547,566	554,585	37,656	7.3%
Park	14,523	15,327	15,738	16,120	16,368	1,845	12.7%
Teller	20,555	21,827	21,988	22,156	22,119	1,564	7.6%

Source: Colorado Demography Office, October, 2005

Region 4 — El Paso, Park & Teller Counties

Population Highlights cont'd

- The percentage of the population over 65 in this region is lower than the state average of 7.8 vs. 9.8%
- 44% of Teller County's labor force commutes to employment in other counties. About 90% of these commuters work in El Paso County. Mean travel time to work for county residents in 1999 was just over half an hour, 20% longer than the State average. However, the number of businesses in Teller grew even faster than their population during the 1990s; there were 640 private, non-farm establishments in 1999, up from 336 in 1990.
- El Paso County has a remarkably self-contained labor force for a metropolitan area. County residents hold 95% of jobs in the El Paso County.
- Given Park County's reliance on commuting, it is not surprising that residents' average commute time is 44.8 minutes, double the State average, and the fifth longest commute time in the United States.
- One third of Teller County's housing units have been constructed since 1990. Most of the housing stock (80%) consists of single-family, detached units. Statewide, this type of residence comprises just 62% of housing units.



Population Forecasts

POPULATION ESTIMATES & FORECASTS BY REGION AND COUNTY 2000 - 2030

Region/Countries	CDS Est. July, 2000	CDS Proj. July, 2005	CDS Proj. July, 2010	CDS Proj. July, 2015	CDS Proj. July, 2030	Average Annual % Change			
						00-05	05-10	10-15	25-30
COLORADO	4,338,808	4,721,153	5,196,454	5,705,643	7,325,806	1.7%	1.9%	1.9%	1.5%
REGION 4	556,420	604,340	697,226	772,691	990,119	1.7%	2.9%	2.1%	1.6%
El Paso	520,572	564,519	646,797	707,333	868,091	1.6%	2.8%	1.8%	1.3%
Park	14,703	17,261	25,245	37,207	86,155	3.3%	7.9%	8.1%	4.9%
Teller	21,145	22,560	25,184	28,151	35,873	1.3%	2.2%	2.3%	1.3%

Source: State Demography Office, November 2005

Age

Region 4

	2000		2005		Change	
	Number	Percent	Number	Percent	Number	Percent
Total Population	556,416		601,849		45,433	8%
Under 5 years	41,215	7%	44,334	7%	3,119	8%
5 to 19 Years	127,683	23%	132,884	22%	5,201	4%
20 to 39 Years	170,806	31%	173,311	29%	2,505	1%
40 to 59 Years	151,159	27%	172,958	29%	21,799	14%
60 to 64 Years	17,707	3%	23,582	4%	5,875	33%
65 to 74 Years	27,362	5%	31,253	5%	3,891	14%
75 Years or Older	20,484	4%	23,527	4%	3,043	15%

Source: State Demography Office

Due to the rounding effect of age cohorts, total's may differ from totals listed elsewhere

Region 4 — El Paso, Park & Teller Counties

Education

Area	1990					2000				
	Population 25 and over	Percent				Population 25 and over	Percent			
		High school graduate or more	Some college or more	Bachelor's degree or more	Advanced degree		High school graduate or more	Some college or more	Bachelor's degree or more	Advanced degree
Colorado	2,107,072	84.4%	57.9%	27.0%	9.0%	2,776,632	86.9%	63.7%	32.7%	11.1%
Region 4	253,484	83.7%	59.3%	25.8%	9.0%	345,031	91.4%	59.0%	31.7%	11.4%
El Paso County	240,251	88.3%	62.6%	25.8%	9.1%	320,420	91.3%	68.4%	31.8%	11.6%
Park County	4,921	91.1%	58.1%	22.4%	8.0%	10,371	93.3%	66.6%	30.3%	7.6%
Teller County	8,312	92.1%	62.2%	26.4%	7.7%	14,240	94.0%	70.5%	31.7%	10.1%

Source: U.S. Census Bureau, Census 2000 Summary File 3; 1990 Census of Population

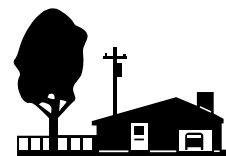
Housing & Households

Estimates of Population and Households for Colorado Counties and Municipalities

2004

Area	Total Population	Group Qtr. Population	Household Population	Persons Per Household	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Vacancy Rate
Colorado	4,653,023	110,203	4,542,820	2.54	2,028,564	1,786,882	241,682	11.91
El Paso	554,585	15,419	539,166	2.61	229,534	206,450	23,084	10.06
Park	16,368	70	16,298	2.44	12,164	6,677	5,487	45.11
Teller	22,119	120	21,999	2.56	11,601	8,596	3,005	25.91

Source: State Demography Office, October 2005



Region 5— Cheyenne, Elbert, Kit Carson & Lincoln Counties

East Central Council of Local Governments

128 Colorado Avenue

Box 28

Stratton, CO 80836

719-348-5562

Jo Downey, Director

Economic Highlights

- Historically the economy of this region of the state has been agricultural – however it is diversifying. Elbert has been an agricultural community focused mainly on cattle and poultry production. While these activities still contribute to the local economy, more of the County's basic income is now derived from residents who commute to jobs in metro Denver. Lincoln has traditionally been a farming and ranching community. While agribusiness continues to be the backbone of the local economy, the County's largest single employer is now the Limon Correctional Facility. Cheyenne and Kit Carson County's economy is based on agriculture. About half the County's basic jobs and a quarter of its basic income are attributable to agriculture. Goods and services catering to retired residents are also important contributors to the local economy in each of these counties.
- The median value of owner-occupied housing units in this region according to the 2000 Census range from \$221,700 in Elbert, 33% above the State's median value to \$62,400 in Cheyenne, 62% below the State median value. Median gross rent range again from \$655 per month in Elbert (2% below Colorado's median rent) to \$362 per month in Cheyenne, 46% below Colorado's median rent.
- 2003 per capita personal income ranged from a high in Elbert County of 30,522, 88% of the State's average and ranked 20th in the State to \$18,864 in Lincoln, 55% of the State's average and 60th in the State.
- Less than a third of Elbert County's resident workforce has a job within the County limits. 65% of workers are employed in metro Denver.
- The most Economic Census (1997) reports that women own 42% of Lincoln County's businesses. Statewide, just 28% of establishments are female-owned. Lincoln County's numbers are particularly high considering that just 43% of County residents are female.
- Nearly a third of Lincoln County's labor force works in the public sector.



Population Highlights

FINAL COLORADO POPULATION ESTIMATES BY COUNTY, 2000 - 2004

COUNTIES	USCB Count April, 2000	SDO Est. July, 2001	SDO Est. July, 2002	SDO Est. July, 2003	SDO Est. July, 2004	Change 2000 - 2004 Number	Percent
COLORADO	4,301,261	4,446,928	4,521,824	4,586,761	4,653,023	351,762	8.2%
Region 5	36,201	37,805	38,300	38,610	38,585	2,384	6.6%
Cheyenne	2,231	2,228	2,207	2,184	2,157	-74	-3.3%
Elbert	19,872	21,453	21,936	22,220	22,453	2,581	13.0%
Kit Carson	8,011	8,007	8,034	8,054	7,954	-57	-0.7%
Lincoln	6,087	6,117	6,123	6,152	6,021	-66	-1.1%

Source: State Demography Office, October, 2005

Region 5— Cheyenne, Elbert, Kit Carson & Lincoln Counties

Population Highlights cont'd

- The total population for Cheyenne County decreased by about 7% from 1990 to 2000. Elbert County doubled in size making it the third fastest growing county in the United States. 90% of the growth occurred in the unincorporated areas. Kit Carson grew by about 12%, and Lincoln County grew by about 35%. The Hispanic population more than doubled for every county, even in Cheyenne County where there was a decrease in total population.
- There were new prisons opened in both Kit Carson and Lincoln counties between 1990 and 2000 and that is why there was such great growth in total group quarters and prison populations in these two counties. Prisoner population in Kit Carson County grew from 9 to 461, and the prisoner share of total population is 5.8%. Prisoner population in Lincoln County grew from 10 to 965, and the prisoner share of total population is 15.9%.
- The share of residents over 65 years old in Cheyenne, Lincoln and Kit Carson is about 60% higher than the state average and in Elbert the share is about 30% lower.
- Despite the higher proportion of elderly people, only 11.2% of Cheyenne County households receive retirement income, compared to 14.6% of Colorado households.
- Elbert County is heavily family-oriented; 70% of adults are now married, compared to 55% Statewide. 83% of County households are family households, while 65% of Colorado households are families
- New residents to Elbert County are highly likely to have moved there from a different county in Colorado. 32% of Elbert County residents surveyed in the 2000 Census lived in a different Colorado county in 1995, while Statewide, just 13% of residents did.



Population Forecasts

PRELIMINARY POPULATION FORECASTS BY REGION, 2000 - 2030

REGIONS	CDS Est. July, 2000	CDS Proj. July, 2005	CDS Proj. July, 2010	CDS Proj. July, 2015	CDS Proj. July, 2030	Average Annual % Change			
						00-05	05-10	10-15	25-30
COLORADO	4,338,808	4,721,153	5,196,454	5,705,643	7,325,806	1.7%	1.9%	1.9%	1.5%
REGION 5	36,600	39,592	44,784	51,967	78,142	1.6%	2.5%	3.0%	2.2%
Cheyenne	2,230	2,156	2,164	2,197	2,288	-0.7%	0.1%	0.3%	0.1%
Elbert	20,188	23,327	28,010	34,590	59,171	2.9%	3.7%	4.3%	2.8%
Kit Carson	8,012	8,036	8,297	8,611	9,285	0.1%	0.6%	0.7%	0.4%
Lincoln	6,170	6,073	6,313	6,569	7,398	-0.3%	0.8%	0.8%	0.8%

Source: State Demography Office, November 2005

Age

Region 5

	2000		2005		Change	
	Number	Percent	Number	Percent	Number	Percent
Total Population	36,598	100.0	40,191	100.0	3,593	10%
Under 5 years	2,259	6%	2,187	5%	-72	-3%
5 to 19 Years	8,953	24%	8,831	22%	-122	-1%
20 to 39 Years	9,060	25%	10,202	25%	1,142	13%
40 to 59 Years	11,425	31%	13,365	33%	1,940	17%
60 to 64 Years	1,294	4%	1,746	4%	452	35%
65 to 74 Years	1,908	5%	2,162	5%	254	13%
75 Years or Older	1,699	5%	1,698	4%	-1	0%

Source: State Demography Office

Due to the rounding effect of age cohorts, total's may differ from totals listed elsewhere

Region 5— Cheyenne, Elbert, Kit Carson & Lincoln Counties

Education

Twenty-nine percent (29%) of the region's residents 25 years older and over graduated from high school. This is a decrease of 7% from the 1990 Census. Residents with at least a bachelor's degree almost doubled from 8% to 15%. This is less than half the state average of 33%. Five percent (5%) of residents obtained a graduate or professional degree.

Area	1990					2000				
	Population 25 and over	Percent				Population 25 and over	Percent			
		High school graduate or more	Some college or more	Bachelor's degree or more	Advanced degree		High school graduate or more	Some college or more	Bachelor's degree or more	Advanced degree
Colorado	38,802	84.4%	57.9%	27.0%	9.0%	2,776,632	86.9%	63.7%	32.7%	11.1%
Cheyenne County	1,501	80.8%	36.5%	11.9%	2.6%	1,431	84.1%	49.3%	14.2%	3.4%
Elbert County	6,151	84.2%	52.1%	19.8%	4.3%	12,814	92.5%	65.1%	26.6%	7.1%
Kit Carson County	4,620	73.5%	37.8%	15.8%	5.5%	5,254	77.0%	45.4%	15.4%	5.3%
Lincoln County	3,072	74.5%	38.6%	12.9%	3.2%	4,214	81.8%	46.8%	13.2%	4.9%

Source: U.S. Census Bureau, Census 2000 Summary File 3; 1990 Census of Population

Housing & Households

Estimates of Population and Households for Colorado Counties and Municipalities
2004



Area	Total Population	Group Qtr. Population	Household Population	Persons Per Household	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Vacancy Rate
Colorado	4,653,023	110,203	4,542,820	2.54	2,028,564	1,786,882	241,682	11.91
Region 5	38,585	2,104	36,481	2.89	15,140	13,334	1,806	11.93
Cheyenne	2,157	30	2,127	2.49	1,113	853	260	23.36
Elbert	22,453	47	22,406	2.93	8,093	7,641	452	5.59
Kit Carson	7,954	974	6,980	2.49	3,499	2,798	701	20.03
Lincoln	6,021	1,053	4,968	2.43	2,435	2,042	393	16.14

Source: State Demography Office, October 2005

Region 6 — Baca, Bent, Crowley, Kiowa, Otero & Prowers Counties

Region 5 SE Colorado Enterprise Development, Inc.
 112 West Elm Street
 P.O. Box 1600
 Lamar, CO 81052
 719-336-3850

Jan Goedert-Anderson, Director

Economic Highlights

- Agribusiness is the primary driver in this region and accounts for the majority of the basic jobs within each county. Primary crops include wheat, corn, and hay. Livestock including pigs, cattle and food processing are also important components of the agricultural economy.
- Transfer payments and investment revenue paid to retired residents is another leading source of basic income in the region as well as are several government establishments, including prisons, in the region.
- The median value of owner-occupied housing units according to the 2000 Census, range in the region from 60% to 72% below the state median value. Gross rents vary from \$295 in Baca and Bent Counties to \$400 in Prowers per month, again, significantly below the state median value.
- Similarly, the 2003 per capita personal incomes were below the state average



Population Highlights

- On average, total population for Region 6 counties increases much slower than does Colorado.
- 15% of Bent County's population resides in institutions, including prisons and nursing homes.
- 20% of Prowers County residents live below the poverty level, compared to 9% of Colorado residents. 7% of County residents receive some public assistance, more than double the State's proportion (2.8%).
- 64% of Kiowa County residents lived in the same house in 1995 as they did in 2000. This was true for just 44% of

FINAL COLORADO POPULATION ESTIMATES BY COUNTY, 2000 - 2004

COUNTIES	USCB Count April, 2000	SDO Est. July, 2001	SDO Est. July, 2002	SDO Est. July, 2003	SDO Est. July, 2004	Change 2000 - 2004	
						Number	Percent
COLORADO	4,301,261	4,446,928	4,521,824	4,586,761	4,653,023	351,762	8.2%
Region 6	52,449	51,684	51,766	52,017	51,712	-737	-1.4%
Baca	4,517	4,514	4,401	4,348	4,305	-212	-4.7%
Bent	5,998	5,865	6,072	6,397	6,367	369	6.2%
Crowley	5,518	5,491	5,822	5,812	5,827	309	5.6%
Kiowa	1,622	1,598	1,574	1,543	1,526	-96	-5.9%
Otero	20,311	19,976	19,717	19,754	19,664	-647	-3.2%
Prowers	14,483	14,240	14,180	14,163	14,023	-460	-3.2%

Coloradoans and 54% of all Americans.

- Nearly 40% of Otero County's population in 2000 was of Hispanic or Latino origin. Over a fifth of the residents over the age of five spoke Spanish at home. About 95% of Otero County residents were born in the United States. The Statewide percentage is 91.4.
- Baca County has a median age of 42.9. 22.4% of the County's population is aged 65 or older, compared to 9.7% for Colorado and 12.4% nationwide.

Region 6 — Baca, Bent, Crowley, Kiowa, Otero & Prowers Counties

Population Highlights cont'd

- Just one third of Crowley County's population in 2000 was female. Crowley County had the highest ratio of men to women of any county in the nation (205.4 men per 100 women). Part of this disparity is due to the 1,152 male inmates in the Crowley County Correctional Facility which account for 35% of the total population and 60% of the population growth during the 1990s.



Population Forecasts

POPULATION ESTIMATES & FORECASTS BY REGION AND COUNTY 2000 - 2030

Region/Countries	CDO Est.	CDO Proj	CDO Proj	CDO Proj	CDO Proj	Average Annual % Change			
	July 2000	July 2005	July 2010	July 2015	July 2030	00-05	05-10	10-15	25-30
COLORADO	4,338,808	4,721,153	5,196,454	5,705,643	7,325,806	1.7%	1.9%	1.9%	1.5%
REGION 6	52,300	51,793	53,053	54,854	58,740	-0.2%	0.5%	0.7%	0.3%
Baca	4,516	4,254	4,110	4,091	4,149	-1.2%	-0.7%	-0.1%	0.1%
Bent	5,971	6,398	6,608	6,825	7,107	1.4%	0.6%	0.6%	0.0%
Crowley	5,513	5,812	5,801	5,810	5,810	1.1%	0.0%	0.0%	-0.1%
Kiowa	1,622	1,512	1,487	1,499	1,555	-1.4%	-0.3%	0.2%	0.2%
Otero	20,244	19,730	20,345	21,302	23,122	-0.5%	0.6%	0.9%	0.3%
Prowers	14,434	14,087	14,702	15,327	16,997	-0.5%	0.9%	0.8%	0.6%

Source: State Demography Office, November 2005

Age

Region 6

	2000		2005		Change	
	Number	Percent	Number	Percent	Number	Percent
Total Population	52,334	100.0	51,895	100.0	-439	-1%
Under 5 years	3,396	6%	3,607	7%	211	6%
5 to 19 Years	11,886	23%	10,763	21%	-1,123	-9%
20 to 39 Years	13,413	26%	12,641	24%	-772	-6%
40 to 59 Years	13,433	26%	14,978	29%	1,545	12%
60 to 64 Years	2,198	4%	2,396	5%	198	9%
65 to 74 Years	4,072	8%	3,770	7%	-302	-7%
75 Years or Older	3,936	8%	3,740	7%	-196	-5%

Source: State Demography Office

Due to the rounding effect of age cohorts, total's may differ from totals listed elsewhere

Region 6 — Baca, Bent, Crowley, Kiowa, Otero & Prowers Counties

Education

Area	Population 25 and over	school graduate or more	Some college or more	Bachelor's degree or more	Advanced degree	Population 25 and over	school graduate or more	Some college or more	Bachelor's degree or more	Advanced degree
Colorado	38,802	84.4%	57.9%	27.0%	9.0%	2,776,632	86.9%	63.7%	32.7%	11.1%
Baca County	3,152	72.0%	37.1%	13.6%	3.7%	3,152	78.5%	44.2%	14.0%	4.3%
Bent County	3,486	72.7%	39.8%	14.6%	4.4%	4,037	77.2%	42.1%	11.5%	2.8%
Crowley County	2,758	70.3%	38.2%	8.0%	2.7%	3,897	77.5%	43.0%	11.9%	6.1%
Kiowa County	1,128	69.8%	28.4%	9.1%	2.5%	1,085	86.3%	50.8%	16.1%	6.0%
Otero County	12,857	69.4%	38.8%	13.0%	4.5%	13,172	75.7%	45.0%	15.4%	5.4%
Prowers County	8,094	70.2%	39.2%	12.2%	4.6%	8,545	72.0%	43.1%	11.9%	4.4%

Source: U.S. Census Bureau, Census 2000 Summary File 3; 1990 Census of Population

Housing & Households

Estimates of Population and Households for Colorado Counties and Municipalities
2004



Area	Total Population	Group Qtr. Population	Household Population	Persons Per Household	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Vacancy Rate
Colorado	4,653,023	110,203	4,542,820	2.54	2,028,564	1,786,882	241,682	11.91
Region 6	51,712	5,088	46,624	2.80	22,189	18,452	3,737	16.84
Baca	4,305	85	4,220	2.33	2,394	1,811	583	24.35
Bent	6,367	1,580	4,787	2.46	2,411	1,942	469	19.45
Crowley	5,827	2,531	3,296	2.59	1,568	1,272	296	18.88
Kiowa	1,526	24	1,502	2.40	818	627	191	23.35
Otero	19,664	568	19,096	2.49	8,958	7,662	1,296	14.47
Prowers	14,023	300	13,723	2.67	6,040	5,138	902	14.93

Region 7— Pueblo County

Pueblo Area Council of Governments

229 West 12th Street
Pueblo, CO 81003-2810
Don Vest, Planner

Economic Highlights

- Pueblo's economic base is a mixture of manufacturing, warehousing and trucking, retirees and government employment. Despite Pueblo's fame as the address for the US Consumer Information Catalog, there is relatively little Federal government in the County. There is substantial State government employment, however, including the Colorado Lottery, State Fair, and the Mental Health Institute.
- The median value of owner-occupied housing units in Pueblo County is \$95,200, 43% below the State's median value. Median gross rent in the County is \$489 per month, 27% below Colorado's median rent.
- 2003 per capita personal income in Pueblo County was \$24,830, 72% of the State's average and 79% of the national average. Pueblo County's per capita income ranked 41st in the State.



Population Highlights

- During the 1990s Pueblo County's total population attained half the growth that Colorado attained. In 1960, the city of Pueblo was the second largest city in Colorado. Although the city's population increased by over 10,000 people between 1960 and 2000, it grew at a slower rate than the rest of the Front Range. By 2000, Pueblo was the 7th largest city in the State.
- Pueblo has a larger share of residents who are over 65 years old – over 50% higher than the state share of 9.7%



FINAL COLORADO POPULATION ESTIMATES BY COUNTY, 2000 - 2004

COUNTIES	USCB Count April, 2000	SDO Est. July, 2001	SDO Est. July, 2002	SDO Est. July, 2003	SDO Est. July, 2004	Change 2000 - 2004	
						Number	Percent
COLORADO	4,301,261	4,446,928	4,521,824	4,586,761	4,653,023	351,762	8.2%
Pueblo County	141,472	144,383	147,057	148,707	149,728	8,256	5.8%

Source: Colorado Demography Office, October, 2005

- The majority of the County's growth over the last decade has been in unincorporated areas. The median year built for houses in the city of Pueblo is 1959; while the median year built in the unincorporated County is 1983.

Region 7— Pueblo County

Population Forecasts

POPULATION ESTIMATES & FORECASTS BY REGION AND COUNTY 2000 - 2030

Region/Countries	CDO Est.	CDO Proj	CDO Proj	CDO Proj	CDO Proj	Average Annual % Change			
	July 2000	July 2005	July 2010	July 2015	July 2030	00-05	05-10	10-15	25-30
COLORADO	4,338,808	4,721,153	5,196,454	5,705,643	7,325,806	1.7%	1.9%	1.9%	1.5%
Pueblo County	142,054	151,432	163,989	178,899	225,897	1.3%	1.6%	1.8%	1.4%

Source: State Demography Office, November 2005

Age**Region 7**

Pueblo County

	2000		2005		Change	
	Number	Percent	Number	Percent	Number	Percent
Total Population	142,054	100.0	153,233	100.0	11,179	8%
Under 5 years	9,567	7%	10,215	7%	648	7%
5 to 19 Years	31,337	22%	32,837	21%	1,500	5%
20 to 39 Years	36,921	26%	40,928	27%	4,007	11%
40 to 59 Years	36,756	26%	40,758	27%	4,002	11%
60 to 64 Years	5,928	4%	6,633	4%	705	12%
65 to 74 Years	11,322	8%	10,892	7%	-430	-4%
75 Years or Older	10,223	7%	10,970	7%	747	7%

Source: State Demography Office

*Due to the rounding effect of age cohorts, total's may differ from totals listed elsewhere***Education**

Area	Population 25 and over	graduate or more	college or more	degree or more	Advanced degree	Population 25 and over	graduate or more	college or more	degree or more	Advanced degree
Colorado	38,802	84.4%	57.9%	27.0%	9.0%	2,776,632	86.9%	63.7%	32.7%	11.1%
Pueblo County	79,524	73.9%	41.4%	14.0%	5.0%	92,080	81.3%	50.3%	18.3%	6.4%

Housing & HouseholdsEstimates of Population and Households for Colorado Counties and Municipalities
2004

Area	Total Population	Group Qtr. Population	Household Population	Persons Per Household	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Vacancy Rate
Pueblo County	149,728	4,105	145,623	2.53	64,536	57,613	6,923	10.73

Source: State Demography Office, October 2005



Region 8— Alamosa, Conejos, Costilla, Mineral, Rio Grande and Saguache Counties

San Luis Valley Development Resources Group

Box 300,
626 Fourth Street
Alamosa, CO 81101

John Stump, Director of Planning & Research

Economic Highlights

- Agribusiness is the primary driver in this region and accounts for 20% to 50% of the basic jobs within each county. Primary crops include wheat, barley, hay, potatoes and oats. Livestock and food processing are also important components of the agricultural economy. Alamosa has the most diverse economic base within the region composed of agriculture, regional goods and services tourism and transfer payments. Agribusiness, particularly wheat and barley production and processing, accounts for 20% of basic jobs in the County.



In Costilla County in 1997 almost half the land was classified as farmland. Rio Grande County is one of the nation's leading producers of potatoes, and a state leader in barley, spring wheat, hay, and oat production. Beyond agricultural production, Saguache County contains several establishments that provide agricultural products and services throughout the San Luis Valley, including hay contracting and well digging.

- Transfer payments and investment revenue paid to retired residents is another leading source of basic income in the region.
- In Mineral County the original economic base was hard rock mining, but the last commercial mine closed in 1985. There are currently no mining jobs in Mineral County. Over 70% of basic jobs are now generated by tourism.
- The median value of owner-occupied housing units range according to the 2000 Census ranged from \$57,000 in Conejos, which was 66% below the state median value to \$127,400 in Mineral, 24% below the median. Gross rents varied from \$500 in Mineral to \$300 in Conejos per month, again, significantly below the state median value.
- Similarly, the 2003 per capita personal incomes were 51% to 74% below the state average ranging from \$17,724 to 25,580.

Population Highlights

- On average, total population for Region 8 counties increased less than half as much as total population increased for Colorado. The White population for the region decreased from 1990 to 2000, and their share of total population decreased by more than 10%. Across Region 8, the population increased for the Black, American Indian, and Asian populations, however their shares of total population increased minimally. The Hispanic population did not increase as much in Region 8 as it did for the state.

FINAL COLORADO POPULATION ESTIMATES BY COUNTY, 2000 - 2004

COUNTIES	USCB Count April, 2000	SDO Est. July, 2001	SDO Est. July, 2002	SDO Est. July, 2003	SDO Est. July, 2004	Change 2000 - 2004 Number	Percent
COLORADO	4,301,261	4,446,928	4,521,824	4,586,761	4,653,023	351,762	8.2%
Region 8	46,190	46,867	47,142	47,888	48,526	2,336	5.1%
Alamosa	14,966	15,282	15,377	15,545	15,643	677	4.5%
Conejos	8,400	8,401	8,400	8,457	8,495	95	1.1%
Costilla	3,663	3,723	3,746	3,729	3,738	75	2.0%
Mineral	831	843	865	906	952	121	14.6%
Rio Grande	12,413	12,518	12,559	12,886	13,181	768	6.2%
Saguache	5,917	6,100	6,195	6,365	6,517	600	10.1%

Region 8— Alamosa, Conejos, Costilla, Mineral, Rio Grande and Saguache Counties

Population Highlights cont'd

The Hispanic population increased only about 15% with a .2% increase in share of total population while the Hispanic population in Colorado grew about five times as much. (73%). However, this region has the largest share of Hispanics in the state (except for Mineral). The percent of the population who are Hispanic range from 40% to 67% and 25% to 65% of the families speak Spanish in the home.



- This region is also diverse in its age distribution. Mineral County has the highest median age in Colorado at 45 years, 10.7 years older than the State's median age and Alamosa's median age is four years younger than Colorado's. The County has nearly the same proportion of very young and very old people as the State, but has a slight bulge in people in their late teens and early twenties. This may be attributed to the student population at Adams State College.
- Conejos County's population is skewed towards children under 18 and adults over 64 years old. Over half (53%) of County residents are of typical working age. This population distribution results in a very high "dependency ratio." A dependency ratio measures the relationship between the potential work force and those who are more likely to require public services such as schools and health care. Conejos County has the highest dependency ratio in Colorado at 89.1
- Ten to twenty percent of households in this region receive some form of income maintenance assistance (food stamps, SSI, AFDC, etc.) compared to 5.5% of Colorado as a whole. Over 28% of the families with children are below the poverty level, compared to 12% of Coloradans.
- About 30% of Costilla County's work force regularly commutes to another county. The largest share of commuters works in Alamosa County.
- Mineral County residents have one of the lowest home ownership rates in the State. Just 24.9% of households own their own home, compared to 61.7% Statewide. 60% of Mineral County's owner-occupied housing units are reserved for seasonal or vacation use.
- Just over a quarter of Saguache's housing stock consists of mobile homes. Statewide, 5.7% of housing units can be classified as mobile homes. 9.4% of homes in Saguache have no telephone service, compared to 1.4% of homes in Colorado.

Population Forecasts

POPULATION ESTIMATES & FORECASTS BY REGION AND COUNTY 2000 - 2030

Region/Counties	CDO Est. July 2000	CDO Proj July 2005	CDO Proj July 2010	CDO Proj July 2015	CDO Proj July 2030	Average Annual % Change			
						00-05	05-10	10-15	25-30
COLORADO	4,338,808	4,721,153	5,196,454	5,705,643	7,325,806	1.7%	1.9%	1.9%	1.5%
Region 8	46,435	49,179	52,123	55,285	63,010	1.2%	1.2%	1.2%	0.7%
Alamosa	15,139	15,868	16,977	18,195	21,936	0.9%	1.4%	1.4%	1.2%
Conejos	8,400	8,538	8,902	9,321	10,194	0.3%	0.8%	0.9%	0.5%
Costilla	3,675	3,773	3,961	4,159	4,598	0.5%	1.0%	1.0%	0.6%
Mineral	833	972	1,052	1,120	1,212	3.1%	1.6%	1.3%	-0.1%
Rio Grande	12,434	13,353	14,007	14,759	16,257	1.4%	1.0%	1.1%	0.4%
Saguache	5,954	6,675	7,224	7,731	8,813	2.3%	1.6%	1.4%	0.7%

Source: State Demography Office, November 2005

Region 8— Alamosa, Conejos, Costilla, Mineral, Rio Grande and Saguache Counties

Age

Region 8

	2000		2005		Change	
	Number	Percent	Number	Percent	Number	Percent
Total Population	46,416		48,904		2,488	5%
Under 5 years	3,211	7%	3,486	7%	275	9%
5 to 19 Years	11,627	25%	11,306	23%	-321	-3%
20 to 39 Years	11,328	24%	12,125	25%	797	7%
40 to 59 Years	12,363	27%	13,544	28%	1,181	10%
60 to 64 Years	1,944	4%	2,264	5%	320	16%
65 to 74 Years	3,229	7%	3,381	7%	152	5%
75 Years or Older	2,714	6%	2,798	6%	84	3%

Source: State Demography Office

Due to the rounding effect of age cohorts, total's may differ from totals listed elsewhere

Education

Area	1990					2000				
	Population 25 and over	Percent				Population 25 and over	Percent			
		High school graduate or more	Some college or more	Bachelor's degree or more	Advanced degree		High school graduate or more	Some college or more	Bachelor's degree or more	Advanced degree
Colorado	38,802	84.4%	57.9%	27.0%	9.0%	2,776,632	86.9%	63.7%	32.7%	11.1%
Alamosa County	7,491	76.9%	49.4%	24.1%	9.6%	8,567	82.6%	55.5%	27.0%	11.6%
Conejos County	4,353	63.7%	30.4%	10.7%	3.3%	4,979	72.1%	38.2%	14.4%	5.4%
Costilla County	2,050	60.5%	28.0%	10.5%	3.7%	2,506	68.2%	40.8%	12.8%	3.8%
Mineral County	414	84.8%	50.2%	17.9%	5.1%	631	91.6%	63.2%	31.2%	10.3%
Rio Grande County	6,719	69.7%	38.2%	17.5%	6.9%	7,959	78.1%	48.1%	18.8%	4.9%
Saguache County	2,804	65.9%	32.5%	14.4%	3.6%	3,760	70.0%	45.2%	19.6%	7.4%

Source: U.S. Census Bureau, Census 2000 Summary File 3; 1990 Census of Population

Housing & Households

Estimates of Population and Households for Colorado Counties and Municipalities
2004

Area	Total Population	Group Qtr. Population	Household Population	Persons Per Household	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Vacancy Rate
Region 8	48,526	1,367	47,159	2.64	24,160	18,372	5,788	23.96
Alamosa	15,643	1,026	14,617	2.55	6,368	5,731	637	10.00
Conejos	8,495	53	8,442	2.69	4,513	3,135	1,378	30.53
Costilla	3,738	0	3,738	2.44	2,202	1,532	670	30.43
Mineral	952	1	951	2.21	1,181	431	750	63.51
Rio Grande	13,181	251	12,930	2.59	6,406	5,001	1,405	21.93
Saguache	6,517	36	6,481	2.55	3,490	2,542	948	27.16

Source: State Demography Office, October 2005

Region 9— Archuleta, Dolores, La Plata, Montezuma and San Juan Counties

Upper San Juan Regional Planning Commission
 Box 1507, County Courthouse
 Pagosa Springs, CO 81147
 970-264-5851
Ed Morlan, Director

Economic Highlights

- Most of the jobs in the region are connected to tourism, retirees and government. Investment returns also make up a significant portion of income. Durango, in La Plata has an important role as the provider of goods and services for the surrounding region. Agribusiness is the leading source of basic jobs and income in Dolores County. The County's major commodities include wheat, beans and hay. Dove Creek bills itself as the "Pinto Bean Capital of the World."
- Archuleta County's economy is based on its desirability as a place to visit and live. Tourism accounts for 35% of basic jobs, while spending by retired residents supports another 14%. 18% of the County's basic income is derived from dividends, interest and rent earned by households headed by those of working age.
- The median value of owner-occupied housing units range from \$76,800 in Dolores (54% below the State median value) to \$183,900 in La Plata, which is 9% above the State's median value. Median gross rents range from \$500 to \$655 per month, both below the state median rent of \$670.
- 2003 per capita personal income range from 20,122 in Archuleta to \$29,807 in La Plata. The state average per capita income was \$34,561. La Plata ranks 22nd in the state in per capita income while the rest of the counties in this region rank in the lowest quartile.
- Despite its small population, San Juan County has a relatively self-contained work force. Over 80% of the jobs in the County are held by County residents. About a quarter of the resident labor force commutes to jobs in other jurisdictions, primarily La Plata County.



Population Highlights

- Most of the counties in Region 9 experienced total population growth in the 1990s that was similar to or higher than growth in Colorado. However, San Juan County's total population actually decreased by over 25%. Archuleta County was the 14th fastest growing county in the United States between 1990 and 2000, and the 5th fastest growing county in Colorado.

Growth of the population for White residents increased at a greater rate than for the state. The Black and American Indian's shares of total population increased slightly while the Asian's share decreased. The Hispanic population in Region 9 increased less than the Hispanic population in Colorado, and, their share of total population decreased.

FINAL COLORADO POPULATION ESTIMATES BY COUNTY, 2000 - 2004

COUNTIES	USCB Count	SDO Est.	SDO Est.	SDO Est.	SDO Est.	Change 2000 - 2004	
	April, 2000	July, 2001	July, 2002	July, 2003	July, 2004	Number	Percent
COLORADO	4,301,261	4,446,928	4,521,824	4,586,761	4,653,023	351,762	8.2%
Region 9	80,071	82,565	83,848	84,955	85,875	5,804	7.2%
Archuleta	9,898	10,548	10,912	11,196	11,464	1,566	15.8%
Dolores	1,844	1,844	1,876	1,848	1,836	-8	-0.4%
La Plata	43,941	45,614	46,281	46,790	47,173	3,232	7.4%
Montezuma	23,830	23,999	24,216	24,551	24,826	996	4.2%
San Juan	558	560	563	570	576	18	3.2%

Source: Colorado Demography Office, October, 2005

Region 9— Archuleta, Dolores, La Plata, Montezuma and San Juan Counties

Population Highlights cont'd

Montezuma has the highest percentage of Native Americans in the state at just over 11% of the population. A portion of the Ute Mountain Ute tribal lands are in Montezuma, but the American Indian population is almost evenly split between Ute and Navajo. La Plata with the Southern Ute Reservation has the second highest percentage of American Indians at 5.5% of the population. Over a dozen tribes are represented, but the majority are Ute's.

- San Juan and Dolores have an older median age, 43.7 and 42.5 years respectively relative to the rest of the State's median of 34.3 years. However, San Juan also has a low proportion of residents over 65, 7% vs. the state median of 9.7%. Montezuma County has a disproportionate number of young children and elderly relative to those of working age, compared to both the United States and Colorado.
- Colorado has one of the most educated populations, with 32% of adults having a bachelor's degree or higher. In San Juan County, 44% have graduated from college. This compares to Dolores where 13.5% have bachelor's degrees. Adults in Dolores County are also less likely to have graduated from high school than their Colorado counterparts; 76% versus 86.7%.
- La Plata residents have some of the highest retirement income in Colorado, averaging close to \$30,000 a year. The State mean is \$19,342
- Mobile homes make up just over a quarter of Montezuma County's housing stock, compared to 5% statewide.
- The poverty rate for Montezuma County families is over twice that of Colorado families (13.1% versus 6.2%). Median family income in the County is 50% lower than the State's.
- The number of owner-occupied housing units that are for vacation or seasonal use ranges significantly from almost 50% in San Juan to 4% in Montezuma.



Population Forecasts

POPULATION ESTIMATES & FORECASTS BY REGION AND COUNTY 2000 - 2030

Region/Counties	CDO Est.	CDO Proj	CDO Proj	CDO Proj	CDO Proj	Average Annual % Change			
	July 2000	July 2005	July 2010	July 2015	July 2030	00-05	05-10	10-15	25-30
COLORADO	4,338,808	4,721,153	5,196,454	5,705,643	7,325,806	1.7%	1.9%	1.9%	1.5%
REGION 9	80,860	87,716	99,859	112,596	151,433	1.6%	2.6%	2.4%	1.8%
Archuleta	10,028	11,895	14,290	16,818	26,967	3.5%	3.7%	3.3%	3.2%
Dolores	1,844	1,887	2,061	2,217	2,722	0.5%	1.8%	1.5%	1.3%
La Plata	44,566	47,997	54,824	61,805	80,968	1.5%	2.7%	2.4%	1.5%
Montezuma	23,864	25,355	28,072	31,120	40,100	1.2%	2.1%	2.1%	1.5%
San Juan	558	582	612	636	676	0.8%	1.0%	0.8%	0.3%

Source: State Demography Office, November 2005

Region 9— Archuleta, Dolores, La Plata, Montezuma and San Juan Counties

Age

Region 9

	2000		2005		Change	
	Number	Percent	Number	Percent	Number	Percent
Total Population	80,862		88,186		7,324	9%
Under 5 years	4,533	6%	5,105	6%	572	13%
5 to 19 Years	17,849	22%	18,142	21%	293	2%
20 to 39 Years	21,349	26%	22,928	26%	1,579	7%
40 to 59 Years	24,743	31%	27,067	31%	2,324	9%
60 to 64 Years	3,354	4%	4,426	5%	1,072	32%
65 to 74 Years	5,210	6%	5,968	7%	758	15%
75 Years or Older	3,824	5%	4,550	5%	726	19%

Source: State Demography Office

Due to the rounding effect of age cohorts, total's may differ from totals listed elsewhere

Education

Area	1990					2000				
	Population 25 and over	Percent				Population 25 and over	Percent			
		High school graduate or more	Some college or more	Bachelor's degree or more	Advanced degree		High school graduate or more	Some college or more	Bachelor's degree or more	Advanced degree
Colorado	38,802	84.4%	57.9%	27.0%	9.0%	2,776,632	86.9%	63.7%	32.7%	11.1%
Archuleta County	3,484	80.9%	47.2%	19.7%	5.8%	6,821	87.3%	60.5%	29.0%	9.5%
Baca County	3,152	72.0%	37.1%	13.6%	3.7%	3,152	78.5%	44.2%	14.0%	4.3%
Dolores County	994	71.8%	29.1%	9.8%	2.6%	1,323	76.0%	42.8%	13.5%	3.5%
La Plata County	19,375	85.7%	58.4%	28.1%	9.2%	27,973	91.4%	68.3%	36.4%	12.1%
Montezuma County	11,714	74.8%	41.8%	15.9%	4.2%	15,512	81.1%	48.1%	21.0%	8.5%
San Juan County	463	82.7%	50.8%	24.0%	7.3%	428	92.1%	77.6%	43.7%	16.1%

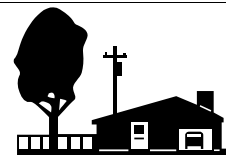
Source: U.S. Census Bureau, Census 2000 Summary File 3; 1990 Census of Population

Housing & Households

Estimates of Population and Households for Colorado Counties and Municipalities
2004

Area	Total Population	Group Qtr. Population	Household Population	Persons Per Household	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Vacancy Rate
Colorado	4,653,023	110,203	4,542,820	2.54	2,028,564	1,786,882	241,682	11.91
Region 9	85,875	1,965	83,910	2.52	43,851	34,071	9,780	22.30
Archuleta	11,464	84	11,380	2.47	7,459	4,614	2,845	38.14
Dolores	1,836	0	1,836	2.34	1,224	783	441	36.03
La Plata	47,173	1,438	45,735	2.43	23,815	18,796	5,019	21.07
Montezuma	24,826	438	24,388	2.54	10,673	9,601	1,072	10.04
San Juan	576	5	571	2.06	680	277	403	59.26

Source: State Demography Office, October 2005



Region 10— Delta, Gunnison, Hinsdale, Montrose, Ouray & San Miguel Counties

Region 10 League for Economic Assistance & Png., Inc.
 300 N. Cascade, Suite 1
 Montrose, CO 81402
 970-249-2436
Leslie Jones, Director

Economic Highlights

- The economies in this region are fairly diverse, however natural resources seem to be their common thread be it in tourism, mining or agriculture.
- In Delta County, a quarter of the money flowing into the County is attributable to transfer payments and investment returns paid to retired residents. Agribusiness accounts for just under 20% of basic jobs and about 10% of basic income.
- Montrose County has traditionally been known as an agricultural area, particularly for its prized stone fruits. Agribusiness still accounts for 17% of basic jobs in the County, but less than one percent of basic income. The area's economic health is now more dependent on tourism and retirees.
- Thirty years ago, nearly half of the employment in Ouray County was attributable to mining and agriculture. Currently, those industries account for about 5% of basic employment. The County's economy is now driven by tourism and investment returns.
- In San Miguel, tourism is the dominant economic engine in the County, accounting for nearly 85% of basic jobs. Investment earnings are another important source of income.
- Mining and tourism account for half the money flowing into Gunnison County. Forty percent of basic jobs are attributable to tourism. Federal government jobs also play an important role.
- Hinsdale County's earliest pioneers were gold and silver miners, but tourism began taking over the economy in the early 1900s. Today, 35% of basic jobs in the County are directly related to tourism. Income from investments and transfer payments to residents accounts for 36% of basic income in the County. The majority of this income is from dividends, interest and rent paid to people under the age of 65.
- 2003 per capita personal incomes ranged from \$21,518 (62% of state average) in Delta to \$33,234 (96% of state average) in San Miguel with most counties in this region averaging in the low to mid \$20,000.



Population Highlights

- Total population for all counties in Region 10 increased in the 1990s at a greater rate than Colorado's total population. On average, total population grew by 39.1% for the region. San Miguel County grew by over 80% and Hinsdale and Ouray counties grew by over 60%.

FINAL COLORADO POPULATION ESTIMATES BY COUNTY, 2000 - 2004

COUNTIES	USCB Count April, 2000	SDO Est. July, 2001	SDO Est. July, 2002	SDO Est. July, 2003	SDO Est. July, 2004	Change 2000 - 2004 Number	Percent
COLORADO	4,301,261	4,446,928	4,521,824	4,586,761	4,653,023	351,762	8.2%
Region 10	86,348	88,966	90,552	91,779	93,440	7,092	8.2%
Delta	27,834	28,709	29,196	29,662	30,080	2,246	8.1%
Gunnison	13,956	14,012	13,999	13,994	14,190	234	1.7%
Hinsdale	790	794	810	804	838	48	6.1%
Montrose	33,432	34,601	35,435	36,116	36,933	3,501	10.5%
Ouray	3,742	3,894	3,977	4,030	4,177	435	11.6%
San Miguel	6,594	6,956	7,135	7,173	7,222	628	9.5%

Source: Colorado Demography Office, October, 2005

Region 10— Delta, Gunnison, Hinsdale, Montrose, Ouray & San Miguel Counties

Population Highlights cont'd

The White population also increased more in the region than in the state—by over 30%. The population of Black, American Indian, and Asian residents also increased more in the region than in the state. And, the Black American Indian and Asian's shares of total population increased as well. The Hispanic population grew by over 80%. Montrose County has a long-standing Hispanic population. In 2000, Latinos comprised 15% of the population, up from 11% in 1990.

- Delta and Ouray Counties have some of the highest median ages in the State at 42.3 years. In Delta about 20% of the County's population are aged 65 or over where in Ouray, the high median age is fueled more by an absence of young children than the presence of the elderly. Contrasting, Gunnison has the lowest median age of any Colorado County at 30.4 years and also has an unusually low proportion of children, with 17.9% of the population under the age of 18, compared to 25.6% statewide. A full third of County residents are between 20 and 34; Boulder County, with its large student population has only 25% of its population in that age group.



Although the San Miguel and the state have nearly identical median ages (34.7 versus 34.9), their age structures are very different. Only 6% of San Miguel County's population is aged 60 and over, compared to 13% in Colorado as a whole. Likewise, 19.5% of the County's population is under age 20, while 28.5% of the State's population falls into that age group. San Miguel County's population is concentrated between 25 and 54 years old.

- Over 90% of people who work in Delta County also live there. Of those workers who commute to jobs outside the County, the majority are employed in Montrose County. About ten percent of the labor force from Ouray regularly commutes into San Miguel County (Telluride).
- Hinsdale County covers 1,118 square miles, a little more than the state of Rhode Island. It has the lowest population density of any county in Colorado at 0.7 people per square mile.
- Due to the scenic beauty of this region it is no mystery that many of the counties have a high proportion of their housing units are season, second homes. While fewer than 800 people live in Hinsdale County year-round, there were 1,304 housing units reported in the 2000 Census. 61% of all housing units in the County are reserved for seasonal or recreational use, the highest proportion of vacation homes of any county in the State. In San Miguel about 35% of owner-occupied houses are second homes and are not rented out and one third of all housing units have no mortgage, compared with 20% Statewide. While Montrose County's economy has increasingly benefited from tourism, the number of second homes remains quite low, around 1% of owner-occupied housing units.

Population Forecasts

POPULATION ESTIMATES & FORECASTS BY REGION AND COUNTY 2000 - 2030

Region/Counties	CDO Est.	CDO Proj	CDO Proj	CDO Proj	CDO Proj	Average Annual % Change			
	July 2000	July 2005	July 2010	July 2015	July 2030	00-05	05-10	10-15	25-30
COLORADO	4,338,808	4,721,153	5,196,454	5,705,643	7,325,806	1.7%	1.9%	1.9%	1.5%
REGION 10	86,870	95,178	107,793	125,079	170,117	1.8%	2.5%	3.0%	1.6%
Delta	28,009	30,738	35,003	40,615	57,890	1.9%	2.6%	3.0%	1.9%
Gunnison	13,967	14,265	15,230	16,514	20,269	0.4%	1.3%	1.6%	1.1%
Hinsdale	791	843	913	1,007	1,281	1.3%	1.6%	2.0%	1.5%
Montrose	33,666	37,568	43,184	51,193	70,148	2.2%	2.8%	3.5%	1.6%
Ouray	3,771	4,279	4,787	5,846	7,024	2.6%	2.3%	4.1%	0.3%
San Miguel	6,666	7,485	8,676	9,904	13,505	2.3%	3.0%	2.7%	1.8%

Source: State Demography Office, November 2005

Region 10— Delta, Gunnison, Hinsdale, Montrose, Ouray & San Miguel Counties

Age

Region 10

	2000		2005		Change	
	Number	Percent	Number	Percent	Number	Percent
Total Population	86,866	100%	95,409	100%	8,543	10%
Under 5 years	5,060	6%	5,808	6%	748	15%
5 to 19 Years	17,792	20%	19,326	20%	1,534	9%
20 to 39 Years	22,560	26%	24,652	26%	2,092	9%
40 to 59 Years	24,995	29%	27,425	29%	2,430	10%
60 to 64 Years	4,105	5%	4,803	5%	698	17%
65 to 74 Years	6,574	8%	7,210	8%	636	10%
75 Years or Older	5,780	7%	6,185	6%	405	7%

Source: State Demography Office

Due to the rounding effect of age cohorts, total's may differ from totals listed elsewhere

Education

Area	1990					2000				
	Population 25 and over	Percent				Population 25 and over	Percent			
		High school graduate or more	Some college or more	Bachelor's degree or more	Advanced degree		High school graduate or more	Some college or more	Bachelor's degree or more	Advanced degree
Colorado	38,802	84.4%	57.9%	27.0%	9.0%	2,776,632	86.9%	63.7%	32.7%	11.1%
Delta County	14,588	73.0%	36.1%	13.6%	4.9%	19,330	80.1%	46.1%	17.6%	5.1%
Gunnison County	5,737	90.6%	68.6%	36.9%	11.9%	8,504	94.1%	76.3%	43.6%	12.1%
Hinsdale County	356	93.0%	62.9%	32.0%	5.9%	593	93.1%	72.3%	34.9%	9.6%
Montrose County	16,227	74.5%	39.5%	15.4%	5.8%	22,089	80.7%	47.3%	18.7%	5.4%
Ouray County	1,626	87.5%	55.0%	27.9%	10.9%	2,741	93.4%	71.8%	36.8%	13.4%
San Miguel County	2,531	93.5%	70.0%	40.3%	9.3%	4,762	93.6%	78.6%	48.5%	11.9%

Source: U.S. Census Bureau, Census 2000 Summary File 3; 1990 Census of Population

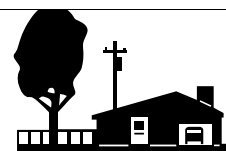
Housing & Households

Estimates of Population and Households for Colorado Counties and Municipalities

2004

Area	Total Population	Group Qtr. Population	Household Population	Persons Per Household	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Vacancy Rate
Region 10	93,440	2,546	90,894	2.48	47,832	37,674	10,158	21.24
Delta	30,080	903	29,177	2.43	12,641	12,004	637	5.04
Gunnison	14,190	975	13,215	2.29	10,034	5,766	4,268	42.54
Hinsdale	838	0	838	2.19	1,357	383	974	71.78
Montrose	36,933	633	36,300	2.51	15,571	14,460	1,111	7.14
Ouray	4,177	18	4,159	2.37	2,537	1,757	780	30.74
San Miguel	7,222	17	7,205	2.19	5,692	3,304	2,388	41.97

Source: State Demography Office, October 2005



Region 11— Garfield, Mesa, Moffat, Rio Blanco and Routt Counties

Associated Governments of Northwest Colorado

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202 Railroad Avenue
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Jim Evans, Director

Economic Highlights

- Garfield County's economy is based on providing goods and services to the tourism workers in Eagle and Pitkin Counties. The county also contains large supplies of energy, including gas & oil shale which are again generating a lot of economic activity.
- Mesa County's economy is unusually diversified, with solid manufacturing, agribusiness, government, tourism, and service sectors. Spending by retirees is an important economic generator, accounting for nearly one third of the money flowing into the County.
- Moffat County's basic income is dominated by coal mining and oil and gas extraction. These activities account for nearly 30% of money flowing into the County. Agribusiness is another important economic sector in the County, generating 17% of basic jobs. The County is home to crop and livestock production, including sheep and cattle ranching, winter wheat, oats and barley.
- The dominant driver in Rio Blanco's economy is energy production, including natural gas, oil, oil shale, coal and nahcolite (baking soda). Together, these extractive industries account for over 60% of the money flowing into the County. Agribusiness is also an important contributor to the County's economy, providing over 10% of basic jobs. The primary commodities produced in Rio Blanco include cattle and hay.
- Historically, Routt's economy has been based on agriculture, particularly ranching. Current estimates show fewer than 5% of all jobs in the County can be classified as agricultural. Tourism is now the dominant economic driver, accounting for slightly over half of basic jobs, and nearly 40% of income flowing into the County.
- The median value of owner-occupied housing units in this region according to the 2000 Census, ranged from \$94,700 in Rio Blanco to \$268,500 in Routt, 43% below and 38% above the State's median value.
- Per capita personal incomes range from \$24,850 in Moffat to \$36,900 in Routt, 28% below and 7% above the State's average. The remaining counties are similar around \$27,000.



Population Highlights

- The total population in this Northwest part of the state grew at the same pace as the state did during the 1990s. However, it did not grow at the same rate among these counties. Garfield and Routt grew by 46% and 40% respectively, while Rio Blanco lost population. The Hispanic population doubled in this region with the majority of growth occurring in Mesa and Garfield where the Hispanic population increased over 300% between 1990 and

FINAL COLORADO POPULATION ESTIMATES BY COUNTY, 2000 - 2004

COUNTIES	USCB Count	SDO Est.	SDO Est.	SDO Est.	SDO Est.	Change 2000 - 2004	
	April, 2000	July, 2001	July, 2002	July, 2003	July, 2004	Number	Percent
COLORADO	4,301,261	4,446,928	4,521,824	4,586,761	4,653,023	351,762	8.2%
Region 1	198,906	206,078	210,259	214,216	218,332	19,426	9.8%
Garfield	43,791	46,173	47,441	48,396	49,325	5,534	12.6%
Mesa	116,255	120,122	122,463	125,072	127,808	11,553	9.9%
Moffat	13,184	13,246	13,351	13,349	13,426	242	1.8%
Rio Blanco	5,986	5,986	6,063	6,033	6,102	116	1.9%
Routt	19,690	20,551	20,941	21,366	21,671	1,981	10.1%

Source: Colorado Demography Office, October, 2005

Region 11— Garfield, Mesa, Moffat, Rio Blanco and Routt Counties

Population Highlights cont'd

2000, from 1,673 to 7,300. Latinos comprised 5.5% of Garfield's 1990 population that increased to 16.7% by 2000.

- With 41,986 people counted in the 2000 Census, Grand Junction is the largest city on the Western Slope. The next largest Western Slope city is Durango, with fewer than 14,000 people.
- Mesa's population growth over the last ten years has been skewed toward older age groups, particularly those of retirement or pre-retirement (45 to 64) age. The median age in 2000 was 38.1, compared to 34.9 for Colorado.
- Garfield's age distribution is very similar to the state. Most of their growth during the 1990s occurred in the 10-24 and 45-59 age groups.
- The age distribution has also changed somewhat in Rio Blanco with significant drops in the population under 9 years of age and between 20-34 years.
- Moffat County experienced a decline in the number of children under the age of ten between 1990 and 2000 falling from 18.3% of the population in 1990 to 13.9% in 2000. However, their percentage of children under 17 is highest in the region and higher than the state average.
- The age structure of Routt County's residents is characteristic of resort counties: a relatively low proportion of the population is under 18 or over 65. Over half the population (55%) is between the ages of 25 and 54.
- Over one third (35%) of Moffat County's housing stock was built during the boom years of the 1970s. About 15% of existing units have been constructed since 1990.
- Just over 17% of housing units in Routt are reserved for seasonal or recreational use, which is low relative to other major resort counties in Colorado. Over half the housing units in Summit are vacation homes, as are 27% of units in Pitkin.
- Despite the strong contribution of tourism to the County's economy, second homes in Garfield make up a relatively small portion of the housing stock (less than 3%).
- In Mesa County, almost half of the housing units were built between 1970 and 1990 and only 1% are used as second homes or are for seasonal use.
- Almost one-third of the housing stock in Rio Blanco was built during the 1970s.



Population Forecasts

POPULATION ESTIMATES & FORECASTS BY REGION AND COUNTY 2000 - 2030

Region/Counties	CDO Est. July 2000	CDO Proj July 2005	CDO Proj July 2010	CDO Proj July 2015	CDO Proj July 2030	Average Annual % Change			
						00-05	05-10	10-15	25-30
COLORADO	4,338,808	4,721,153	5,196,454	5,705,643	7,325,806	1.7%	1.9%	1.9%	1.5%
REGION 11	201,196	222,438	253,209	293,339	424,849	2.0%	2.6%	3.0%	2.2%
Garfield	44,267	50,224	62,767	79,709	130,399	2.6%	4.6%	4.9%	2.6%
Mesa	117,656	130,443	144,701	162,263	224,372	2.1%	2.1%	2.3%	2.1%
Moffat	13,185	13,512	14,305	15,854	21,769	0.5%	1.1%	2.1%	2.0%
Rio Blanco	5,986	6,119	6,510	7,108	8,405	0.4%	1.2%	1.8%	0.9%
Routt	20,102	22,140	24,926	28,405	39,904	2.0%	2.4%	2.6%	2.2%

Source: State Demography Office, November 2005

Region 11— Garfield, Mesa, Moffat, Rio Blanco and Routt Counties

Age

Region 11

	2000		2005		Change	
	Number	Percent	Number	Percent	Number	Percent
Total Population	201,181	100%	222,593	100%	21,412	11%
Under 5 years	12,936	6%	15,215	7%	2,279	18%
5 to 19 Years	44,270	22%	46,814	21%	2,544	6%
20 to 39 Years	53,820	27%	59,292	27%	5,472	10%
40 to 59 Years	57,828	29%	65,371	29%	7,543	13%
60 to 64 Years	7,672	4%	9,492	4%	1,820	24%
65 to 74 Years	13,075	6%	13,643	6%	568	4%
75 Years or Older	11,580	6%	12,766	6%	1,186	10%

Source: State Demography Office

Due to the rounding effect of age cohorts, total's may differ from totals listed elsewhere

Education

Area	1990					2000				
	Population 25 and over	Percent				Population 25 and over	Percent			
		High school graduate or more	Some college or more	Bachelor's degree or more	Advanced degree		High school graduate or more	Some college or more	Bachelor's degree or more	Advanced degree
Colorado	38,802	84.4%	57.9%	27.0%	9.0%	2,776,632	86.9%	63.7%	32.7%	11.1%
Garfield County	19,299	85.2%	52.0%	21.6%	5.8%	27,884	85.4%	58.5%	23.8%	6.2%
Mesa County	60,358	79.5%	47.6%	17.4%	5.6%	76,358	85.0%	54.7%	22.0%	7.3%
Moffat County	6,910	79.9%	44.2%	16.4%	4.2%	8,404	79.6%	46.2%	12.5%	4.0%
Rio Blanco County	3,634	81.2%	50.3%	15.4%	5.2%	3,857	88.4%	56.4%	19.5%	6.7%
Routt County	9,138	91.7%	68.3%	34.7%	7.8%	13,267	95.3%	77.6%	42.5%	11.4%

Source: U.S. Census Bureau, Census 2000 Summary File 3; 1990 Census of Population

Housing & Households

Estimates of Population and Households for Colorado Counties and Municipalities
2004

Area	Total Population	Group Qtr. Population	Household Population	Persons Per Household	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Vacancy Rate
Region 11	218,332	5,217	213,115	2.57	96,680	84,929	11,751	12.15
Garfield	49,325	847	48,478	2.66	19,477	18,234	1,243	6.40
Mesa	127,808	3,561	124,247	2.46	54,989	50,507	4,482	8.15
Moffat	13,426	311	13,115	2.59	5,872	5,071	801	13.64
Rio Blanco	6,102	232	5,870	2.49	2,938	2,354	584	19.88
Routt	21,671	266	21,405	2.44	13,404	8,763	4,641	34.62

Source: State Demography Office, October 2005

Region 12—Eagle, Grand, Jackson, Pitkin & Summit Counties

Northwest Colorado Council of Governments

249 Warren Avenue

Silverthorne, CO 80498

970-468-0295

Gary Severson, Director

Linda Venturoni, Special Projects

Economic Highlights

- Region 12 is home to some of the best ski resorts in the nation as well as other outdoor recreation opportunities. Between 50% and 65% of the basic jobs in Eagle, Pitkin, Grand and Summit are driven by ski resorts, second homes, summer tourism and outdoor recreation. Eagle County has the largest number of tourism-related jobs outside of the Front Range. Eagle County also provides health services, construction, and transportation related services to the surrounding region. Agribusiness and dividends, interest and rent paid to residents are the major components of Jackson County's economy. Two thirds of basic jobs in the County can be attributed to these two sectors.
- The four resort counties in this region have the highest median value of owner-occupied housing units in the state according to the 2000 Census ranged from \$205,500 in Grand, which is 23% above the state median to \$750,000 in Pitkin, which is 350% above the state median. Median gross rents are also high, about 30% above the Colorado's median rent. In Jackson, prices are much different. The median value of owner-occupied housing units in Jackson County is \$86,000, which is 52% of Colorado's median value. Median gross rent in the County is \$388 a month, 58% of the State's median rent.
- 2003 per capita personal incomes ranged from \$21,292 in Jackson, 62% of Colorado's average and ranked 55th compared to \$68,500 in Pitkin, twice the State average and who ranked first in the State.



Population Highlights

- Region 12 grew faster than any other region in the state during the 1990s, even though Jackson lost population. This region grew by 65% or an annual average of 5.7% between 1990 and 2000, which is more than twice the growth rate for the state. The share of the population who are White decreased in the region, similar to the state.

Most notably, the Hispanic population for the region more than tripled, and their share of total population increased by 7.3%. This population growth was driven primarily by population growth in Summit and Eagle, however every county except for Jackson doubled their Hispanic population. Jackson is one of the few places in the State that became less racially and ethnically diverse between 1990 and 2000. White, non-Hispanic residents comprised 90% of the population in 2000, up from 84% in 1990.

FINAL COLORADO POPULATION ESTIMATES BY COUNTY, 2000 - 2004

COUNTIES	USCB Count	SDO Est.	SDO Est.	SDO Est.	SDO Est.	Change 2000 - 2004	
	April, 2000	July, 2001	July, 2002	July, 2003	July, 2004	Number	Percent
COLORADO	4,301,261	4,446,928	4,521,824	4,586,761	4,653,023	351,762	8.2%
Region 12	94,098	102,249	103,898	105,788	107,217	13,119	13.9%
Eagle	41,659	44,824	45,819	46,927	47,990	6,331	15.2%
Grand	12,442	13,253	13,421	13,732	13,943	1,501	12.1%
Jackson	1,577	1,620	1,603	1,594	1,573	-4	-0.3%
Pitkin	14,872	16,197	16,257	16,421	16,268	1,396	9.4%
Summit	23,548	26,355	26,798	27,114	27,443	3,895	16.5%

Source: Colorado Demography Office, October, 2005

Region 12— Eagle, Grand, Jackson, Pitkin & Summit Counties

Population Highlights cont'd

- The growth in the region as well as the number of second homes has put a strain on the housing market in this region reflected by the housing values. All five counties rank in the top 12 for the highest percentage of seasonal use homes ranging from 25% to 55% of the total housing units. Full-time residents in Jackson now occupy a quarter of units used as vacation homes in 1990. Although Grand's population increased 56% between 1990 and 2000, the total number of housing units increased by just 9% during the same time period. Seasonal use housing units decreased in both the number and proportion from 1990 to 2000.
- The population in this region is highly educated. Over 45% of the population aged 25 or older in both Pitkin and Summit have a bachelor's or graduate degree. Eagle follows closely with over 35%. Nationally, about a quarter of adults have earned a college degree.
- Region 12 has one of the highest concentrations of "baby boomers" in the state (those born between 1946 and 1964). The median ages in 2000 ranged from lows in Summit and Eagle of 30 and 31 to highs of 38 and 40 in Pitkin and Jackson. Pitkin has relatively few children and older adults; 60% of the population is between 25 and 54 years old. Thirteen percent of Jackson's population is of retirement age, compared to 9.7% of Colorado's population. The County's proportion of children is the same as the States.
- Workers who live in other counties hold nearly half (46%) the jobs in Pitkin County. The majority of commuters come from Garfield and Eagle counties.
- Summit County is home to Colorado's most mobile population. Just 29% of County residents in 2000 had lived in the same house in 1995. Statewide, 44% of the population lived in the same house in 1995 and 2000. Nationally, 54% of the population had not moved residences in that time period.



Population Forecasts

POPULATION ESTIMATES & FORECASTS BY REGION AND COUNTY 2000 - 2030

Region/Counties	CDO Est.	CDO Proj	CDO Proj	CDO Proj	CDO Proj	Average Annual % Change			
	July 2000	July 2005	July 2010	July 2015	July 2030	00-05	05-10	10-15	25-30
COLORADO	4,338,808	4,721,153	5,196,454	5,705,643	7,325,806	1.7%	1.9%	1.9%	1.5%
REGION 12	99,462	108,791	125,417	143,060	196,312	1.8%	2.9%	2.7%	1.9%
Eagle	43,354	48,815	57,332	65,547	88,401	2.4%	3.3%	2.7%	1.9%
Grand	12,884	14,319	16,865	19,769	29,102	2.1%	3.3%	3.2%	2.3%
Jackson	1,586	1,592	1,689	1,760	1,969	0.1%	1.2%	0.8%	0.5%
Pitkin	15,913	15,953	17,140	19,214	26,181	0.1%	1.4%	2.3%	1.9%
Summit	25,725	28,112	32,391	36,770	50,659	1.8%	2.9%	2.6%	1.8%

Source: State Demography Office, November 2005

Region 12— Eagle, Grand, Jackson, Pitkin & Summit Counties

Age

Region 12

	2000		2005		Change	
	Number	Percent	Number	Percent	Number	Percent
Total Population	99,459	100%	110,235	100%	10,776	11%
Under 5 years	5,891	6%	7,523	7%	1,632	28%
5 to 19 Years	16,721	17%	18,837	17%	2,116	13%
20 to 39 Years	40,411	41%	38,229	35%	-2,182	-5%
40 to 59 Years	29,189	29%	34,665	31%	5,476	19%
60 to 64 Years	2,797	3%	4,368	4%	1,571	56%
65 to 74 Years	3,167	3%	4,591	4%	1,424	45%
75 Years or Older	1,283	1%	2,022	2%	739	58%

Source: State Demography Office

Due to the rounding effect of age cohorts, total's may differ from totals listed elsewhere

Education

The population in this region is highly educated. Over 45% of the population aged 25 or older in both Pitkin and Summit have a bachelor's or graduate degree. Eagle follows closely with over 35%. Nationally, about a quarter of adults have earned a college degree.

Area	1990					2000				
	Population 25 and over	Percent				Population 25 and over	Percent			
		High school graduate or more	Some college or more	Bachelor's degree or more	Advanced degree		High school graduate or more	Some college or more	Bachelor's degree or more	Advanced degree
Colorado	38,802	84.4%	57.9%	27.0%	9.0%	2,776,632	86.9%	63.7%	32.7%	11.1%
Eagle County	14,189	89.8%	66.8%	33.0%	6.3%	27,178	86.6%	70.1%	42.6%	9.9%
Grand County	5,335	87.4%	59.0%	30.2%	7.3%	8,571	92.3%	68.3%	34.5%	9.4%
Jackson County	1,089	82.1%	44.4%	15.3%	2.0%	1,098	86.2%	50.2%	19.9%	6.8%
Pitkin County	9,487	94.7%	81.2%	49.8%	9.5%	11,322	96.3%	85.4%	57.1%	17.1%
Summit County	8,673	95.5%	77.0%	39.7%	8.7%	15,795	93.3%	75.6%	48.3%	11.9%

Source: U.S. Census Bureau, Census 2000 Summary File 3; 1990 Census of Population

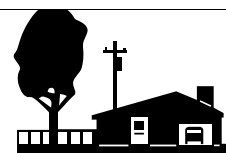
Housing & Households

Estimates of Population and Households for Colorado Counties and Municipalities

2004

Area	Total Population	Group Qtr. Population	Household Population	Persons Per Household	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Vacancy Rate
Region 12	107,217	2,000	105,217	2.55	85,060	42,091	42,969	50.52
Eagle	47,990	352	47,638	2.74	27,380	17,401	9,979	36.45
Grand	13,943	383	13,560	2.37	13,871	5,716	8,155	58.79
Jackson	1,573	10	1,563	2.38	1,208	657	551	45.61
Pitkin	16,268	328	15,940	2.14	12,507	7,465	5,042	40.31
Summit	27,443	927	26,516	2.44	30,094	10,852	19,242	63.94

Source: State Demography Office, October 2005



Region 13—Chaffee, Custer, Fremont & Lake Counties

Upper Arkansas Area Council of Governments

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Jeff Ollinger, UAA Development Corp.

Economic Highlights

- The Central Mountain counties that comprise Region 13 are fairly diverse economically. Lake County has been transformed from a mining center to a bedroom community for resort workers. The majority of working residents commute to jobs in Eagle or Summit County. Residents report one of the longest commute times in the State, at an average of 35.8 minutes each way.

The largest single component of Fremont County's economy is Federal and State employment, largely in the area's correctional facilities. Custer and Chaffee are the most similar with their economies dependent on tourism and income from dividends, interest and rent earned by residents. Tourism generates over 28% of the basic jobs in Chaffee and spending from retired residents accounts for 23% in Custer and 33% in Chaffee of the basic jobs and income. Custer also has a mixture of agribusiness and commuting which contributes to its economy.



- The median value of owner-occupied housing units range according to the 2000 Census, ranged from \$104,000 in Fremont to \$154,000 in Chaffee, all below the State median value of \$166,000. Median gross rents also fall 20%-30% below Colorado's median rent of \$671.
- 2003 per capita personal incomes in the region range from \$19,084 in Fremont to \$24,381 (71% of State average) in Custer. However, Fremont's per capita personal income is skewed due to the number of incarcerated people in the county. Their per-capita income ranks them 59th in the state and was 55 percent of the state average. Using median family income that does not include the incarcerated population, Fremont's income measures are about 75% of the State median.

Population Highlights

- Overall, the counties in Region 13 grew at a faster rate than Colorado did during the 1990s. Custer and Fremont counties grew by 81.9% and 43% respectively. On average, the total population for the region increased by almost 40%. The percentage of the population who are White increased by over 30% but their share of total population decreased as it has for Colorado's—by about 5%. The Hispanic population increased by 67% in the region, primarily in Lake and Fremont. The proportion of Lake County's population that is Hispanic or Latino rose from 24% in 1990 to 36% in 2000. The number of Latino residents nearly doubled during the decade, from 1,434 to 2,823.

FINAL COLORADO POPULATION ESTIMATES BY COUNTY, 2000 - 2004

COUNTIES	USCB Count	SDO Est.	SDO Est.	SDO Est.	SDO Est.	Change 2000 - 2004	
	April, 2000	July, 2001	July, 2002	July, 2003	July, 2004	Number	Percent
COLORADO	4,301,261	4,446,928	4,521,824	4,586,761	4,653,023	351,762	8.2%
Region 13	73,702	75,361	75,848	76,117	76,152	2,450	3.3%
Chaffee	16,242	16,485	16,643	16,746	16,833	591	3.6%
Custer	3,503	3,686	3,769	3,896	3,937	434	12.4%
Fremont	46,145	47,209	47,431	47,571	47,449	1,304	2.8%
Lake	7,812	7,981	8,005	7,904	7,933	121	1.5%

Source: Colorado Demography Office, October, 2005

Region 13— Chaffee, Custer, Fremont & Lake Counties

Population Highlights cont'd

- About a fifth of Fremont County's population is institutionalized compared to just over 1% of Colorado's population. Fremont County's correctional facilities house about 9,000 people at any given time. Therefore, data on age and ethnicity do not adequately reflect the non-incarcerated population.
- The age distribution in this region is very diverse. Lake's median age is 30.5 years, one of the youngest in Colorado. The County has proportionally more children and fewer elderly people than the State as a whole. Custer resident's median age is 44.9, the oldest in the state. Over one-third of their residents are 45 to 64 (baby-boomers) and very few of their residents are under 24 compared to the state average, 26% vs. 36%. The median age in Chaffee County is 41.8, 7.5 years older than Colorado's median age. Over one fifth (22.4%) of the County's population is aged 60 or over. Statewide, 13% of residents are over 59. The County also has relatively few young children; 9.6% of Chaffee County's population is under 10 years old, compared to 14.1% of Colorado's population.
- Custer County has the highest proportion of civilian veterans of any county in Colorado. 21.8% of civilians aged 18 or over have served in the armed services, and 43% of civilian's aged 65 or over. The comparable figures for El Paso County (Colorado Springs) are 21.4% and 35.6%.
- In Lake County, over a third of the housing stock was built before 1940. More than 80% of all housing units in the County are at least twenty years old and 15% of the homes are vacation or part-time homes. Of all the housing units in Custer County, about 45% are vacation or part-time homes and in Chaffee about 16%.



Population Forecasts

POPULATION ESTIMATES & FORECASTS BY REGION AND COUNTY 2000 - 2030

Region/Counties	CDO Est. July 2000	CDO Proj July 2005	CDO Proj July 2010	CDO Proj July 2015	CDO Proj July 2030	Average Annual % Change			
						00-05	05-10	10-15	25-30
COLORADO	4,338,808	4,721,153	5,196,454	5,705,643	7,325,806	1.7%	1.9%	1.9%	1.5%
REGION 13	74,185	77,178	85,510	95,456	126,800	0.8%	2.1%	2.2%	1.6%
Chaffee	16,298	17,136	19,127	21,193	27,354	1.0%	2.2%	2.1%	1.5%
Custer	3,540	4,067	4,815	5,667	8,264	2.8%	3.4%	3.3%	2.1%
Fremont	46,439	47,976	52,022	56,911	72,513	0.7%	1.6%	1.8%	1.4%
Lake	7,908	7,999	9,546	11,685	18,669	0.2%	3.6%	4.1%	2.7%

Source: State Demography Office, November 2005

Age

Region 13

	2000		2005		Change	
	Number	Percent	Number	Percent	Number	Percent
Total Population	74,172	100%	77,874	100%	3,702	5%
Under 5 years	3,777	5%	3,792	5%	15	0%
5 to 19 Years	13,462	18%	13,845	18%	383	3%
20 to 39 Years	21,331	29%	21,269	27%	-62	0%
40 to 59 Years	21,684	29%	23,896	31%	2,212	10%
60 to 64 Years	3,392	5%	3,844	5%	452	13%
65 to 74 Years	5,854	8%	6,047	8%	193	3%
75 Years or Older	4,672	6%	5,181	7%	509	11%

Source: State Demography Office

Due to the rounding effect of age cohorts, total's may differ from totals listed elsewhere

Region 13— Chaffee, Custer, Fremont & Lake Counties

Education

As is characteristic of many of the State's rural areas, Custer County residents are more likely to have graduated from high school than the average Coloradoan (90% and 86% respectively, but less likely to have a college diploma (26% versus 32% State-wide).

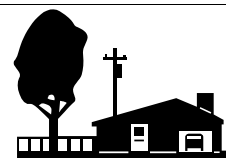
Area	1990					2000				
	Population 25 and over	Percent				Population 25 and over	Percent			
		High school graduate or more	Some college or more	Bachelor's degree or more	Advanced degree		High school graduate or more	Some college or more	Bachelor's degree or more	Advanced degree
Colorado	38,802	84.4%	57.9%	27.0%	9.0%	2,776,632	86.9%	63.7%	32.7%	11.1%
Chaffee County	8,722	81.0%	44.2%	15.2%	4.7%	11,837	88.5%	58.6%	24.3%	8.0%
Custer County	1,345	83.8%	48.4%	19.2%	4.5%	2,548	90.3%	62.2%	26.7%	10.1%
Fremont County	22,562	75.4%	40.7%	11.8%	4.4%	33,214	80.5%	43.8%	13.5%	5.2%
Lake County	3,736	81.7%	48.1%	16.2%	7.0%	4,710	79.5%	52.2%	19.5%	6.2%

Source: U.S. Census Bureau, Census 2000 Summary File 3; 1990 Census of Population

Housing & Households

Estimates of Population and Households for Colorado Counties and Municipalities
2004

Area	Total Population	Group Qtr. Population	Household Population	Persons Per Household	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Vacancy Rate
Region 13	76,152	10,849	65,303	2.80	35,524	27,199	8,325	23.43
Chaffee	16,833	1,357	15,476	2.26	9,273	6,847	2,426	26.16
Custer	3,937	16	3,921	2.35	3,546	1,667	1,879	52.99
Fremont	47,449	9,377	38,072	2.43	18,467	15,666	2,801	15.17
Lake	7,933	99	7,834	2.59	4,238	3,019	1,219	28.76



Source: State Demography Office, October 2005

Region 14—Huerfano & Las Animas Counties

South Central Council of Governments

300 S. Bonaventure Avenue

Trinidad, CO 81082-2407

719-845-1133

Kerry Gabrielson, Director

Economic Highlights

- Retirees are the largest single source of basic jobs and income in the region. 18% of residents are aged 65 or older, nearly twice the State's proportion. One third of the County's basic income and jobs are attributable to goods and services purchased retired residents. Agribusiness, particularly livestock production accounts for 10% of basic employment in Huerfano County.
- The median value of owner-occupied housing units in the region according to the 2000 Census was \$84,500 in Las Animas and \$75,200 in Huerfano, 49% and 55% below the State's median value. Median gross rent in the region are is \$397 per month in Las Animas and \$419 in Huerfano, 41% and 38% below Colorado's median rent.
- 2003 per capita personal income in Las Animas and Huerfano Counties was \$21,865 and \$18,063 respectively, about 60% of the State's average and ranking them 53rd and 62nd in the State.



Population Highlights

- Total population for Huerfano County increased at a rate that is consistent with total population growth in Colorado while Las Animas County grew at half that rate. Over 40% of Las Animas and one third of Huerfano residents characterized themselves as Hispanic in the 2000 Census, making it one of the most heavily Latino areas in the State. Yet the proportion of Hispanics barely grew in the last ten years, indicating that the non-Hispanic population is growing at a faster rate in contrast to the experience in much of the rest of the State. The share of the population who are American Indian is double in this region than it is for the state as a whole and has been increasing.



FINAL COLORADO POPULATION ESTIMATES BY COUNTY, 2000 - 2004

COUNTIES	USCB Count	SDO Est.	SDO Est.	SDO Est.	SDO Est.	Change 2000 - 2004	
	April, 2000	July, 2001	July, 2002	July, 2003	July, 2004	Number	Percent
COLORADO	4,301,261	4,446,928	4,521,824	4,586,761	4,653,023	351,762	8.2%
Region 14	23,069	23,407	23,870	24,362	24,211	1,142	5.0%
Huerfano	7,862	7,857	8,034	8,060	7,969	107	1.4%
Las Animas	15,207	15,550	15,836	16,302	16,242	1,035	6.8%

Source: Colorado Demography Office, October, 2005

- Las Animas County covers 4,773 square miles, about half the size of Vermont. It has the largest area of any county in Colorado. Population density is 3.2 people per square mile, compared to 3,616 people per square mile in Denver County.
- The poverty rate in this region is 18%, compared with 9.3% Statewide.

Region 14— Huerfano & Las Animas Counties

Population Forecasts

POPULATION ESTIMATES & FORECASTS BY REGION AND COUNTY 2000 - 2030

Region/Counties	CDO Est.	CDO Proj	CDO Proj	CDO Proj	CDO Proj	Average Annual % Change			
	July 2000	July 2005	July 2010	July 2015	July 2030	00-05	05-10	10-15	25-30
COLORADO	4,338,808	4,721,153	5,196,454	5,705,643	7,325,806	1.7%	1.9%	1.9%	1.5%
REGION 14	23,137	24,709	27,365	29,991	36,805	1.3%	2.1%	1.8%	1.0%
Huerfano	7,861	8,188	9,146	10,006	12,127	0.8%	2.2%	1.8%	0.8%
Las Animas	15,276	16,521	18,219	19,985	24,678	1.6%	2.0%	1.9%	1.1%

Source: State Demography Office, November 2005

Age

Region 14

	2000		2005		Change	
	Number	Percent	Number	Percent	Number	Percent
Total Population	23,147	100%	25,225	100%	2,078	9%
Under 5 years	1,193	5%	1,378	5%	185	16%
5 to 19 Years	4,736	20%	4,735	19%	-1	0%
20 to 39 Years	5,189	22%	6,077	24%	888	17%
40 to 59 Years	6,759	29%	7,378	29%	619	9%
60 to 64 Years	1,202	5%	1,429	6%	227	19%
65 to 74 Years	2,003	9%	2,117	8%	114	6%
75 Years or Older	2,065	9%	2,111	8%	46	2%

Source: State Demography Office

*Due to the rounding effect of age cohorts, total's may differ from totals listed elsewhere***Education**

Area	1990					2000				
	Population 25 and over	Percent				Population 25 and over	Percent			
		High school graduate or more	Some college or more	Bachelor's degree or more	Advanced degree		High school graduate or more	Some college or more	Bachelor's degree or more	Advanced degree
Colorado	38,802	84.4%	57.9%	27.0%	9.0%	2,776,632	86.9%	63.7%	32.7%	11.1%
Huerfano County	4,105	65.0%	39.6%	12.6%	4.2%	5,647	77.8%	45.5%	16.1%	6.7%
Las Animas County	9,085	67.6%	39.7%	12.7%	4.2%	10,279	76.9%	49.7%	16.2%	6.2%

Source: U.S. Census Bureau, Census 2000 Summary File 3; 1990 Census of Population

Housing & Households

Estimates of Population and Households for Colorado Counties and Municipalities

2004

Area	Total Population	Group Qtr. Population	Household Population	Persons Per Household	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Vacancy Rate
Region 14	24,211	1,954	22,257	2.56	12,877	9,461	3,416	26.53
Huerfano	7,969	1,086	6,883	2.25	4,901	3,054	1,847	37.69
Las Animas	16,242	868	15,374	2.40	7,976	6,407	1,569	19.67

Source: State Demography Office, October 2005

